LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41548DEM22 Price: 142 850 EUR

agency fees to be paid by the seller

Business goodwill, popular restaurant offering superb fresh food and continuous service in central Loudéac.















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Loudéac
Department:	Côtes-d'Armor
Bed:	0
Bath:	1
Floor:	150 m2
Plot Size:	0 m2

IN BRIEF

Business goodwill for sale: well-established fast-food restaurant business offering dine-in and takeout, located in a prime town centre location with ample free parking across the street.

Loudéac is a vibrant town of 10,000 inhabitants, boasting numerous services and excellent sports facilities. It also has middle and high schools.

Loudéac is located 40 minutes from Saint-Brieuc, 50 minutes from Vannes and Rennes, and 20 minutes from Lake Guerlédan.

Inside the restaurant, particular attention has been paid to the décor to ensure a warm and welcoming atmosphere for customers. Regular renovations and updates are carried out to maintain a clean, modern, and stylish environment. No work is required.

The large, bright, and air-conditioned dining room

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

The functional kitchen is equipped with modern, well-maintained equipment (pastry oven, Merrychef, panini grills, etc.) allowing us to offer a varied menu (paninis, tacos, croque monsieur, burgers, etc.).

Very healthy business with a good quality of life. 6 weeks of vacation per year. Closed on public holidays.

Ideal for a couple or partners seeking profitability and a good quality of life.

Advantages
- Excellent location
- Established reputation of over 15 years
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- Good quality of life

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES