LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42908JTO06 Price: 283 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (270 000 EUR without fees)

Restaurant for sale, Cabris















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Cabris
Department:	Alpes-Maritimes
Bed:	0
Bath:	1
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Ideally located in the heart of the picturesque and highly sought-after village of Cabris, this charming restaurant is a true local institution. With its authentic stone façade and sun-drenched terrace enhanced by a beautiful fountain, it has long been a favourite gathering place for both residents and visitors.

A warm and welcoming setting where families celebrate, friends reconnect and tourists discover the charm of the Côte d'Azur, the restaurant enjoys an excellent reputation and strong repeat clientele.

Renowned for its signature traditional moules-frites, the restaurant also offers a full menu of classic French cuisine and pizzas. The current concept is well established and profitable, yet flexible — whether you wish to continue the successful mussels tradition or introduce your own culinary vision, the foundations for long-term success are already in

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42908JTO06 Price: 283 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (270 000 EUR without fees)







DESCRIPTION

Key Figures & Features

Indoor seating: 30–35 covers

Terrace seating: 70–80 covers

Terrace area: approx. 90 m² (annual rent of €1,000 paid to the commune)

Turnover (9 months opening): €450,000 with consistent annual increase of approx. 10%

Rent: €750 per month

Potential: possibility to operate year-round

Condition: no works required

Free parking nearby

Cabris benefits from a lively calendar of events attracting significant footfall, including Christmas markets, summer night markets, flea markets, motorcycle gatherings and other seasonal festivities — ensuring continuous visibility and strong trading periods.

An exceptional opportunity to acquire a turnkey restaurant in one of the most charming hilltop villages of the French Riviera, combining authenticity, profitability and growth potential.

Further information available upon request.

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

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr