LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48555RAB34 Price: 210 000 EUR

agency fees to be paid by the seller

Fantastic opportunity, established restaurant business with sunny terrace in Vias,













INFORMATION

Town:	Vias
Department:	Hérault
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	35 m2

IN BRIEF

An exciting opportunity to take over an established restaurant business in the popular village of Vias, just 2.5km from the Mediterranean beaches. Successfully run by the current owners for 13 years, the restaurant benefits from a loyal mix of local and tourist clientele, French and International alike. With the business and equipment included in the sale, plus some accommodation within the leased premises, this is an ideal opportunity for those looking for a change of lifestyle and the chance to build on an already successful business in the South of France.

ENERGY - DPE

DPE not required.

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.

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DESCRIPTION

Located in the heart of the lively village of Vias, this established restaurant offers an appealing opportunity to combine business ownership with the relaxed Mediterranean lifestyle. Vias is a popular tourist destination, conveniently situated just 2.5km from the beach and approximately 18km from Béziers, attracting both year-round residents and visitors. The restaurant operates all year round with a boost during the busy summer season.

The current owners have operated the restaurant for the past 13 years, developing a well-established business with a loyal clientele and a vibrant and welcoming atmosphere. Ideally situated in a prominent position on the pretty main square it offers the perfect opportunity to take on and develop this successful restaurant.

Having thoroughly enjoyed building and running the business, the current owners are now ready to pass the opportunity on to someone new to put their own mark on it.

On the ground floor the restaurant offers seating for approximately 18 customers inside, with a bar and customer toilets. However, its principal attraction is the sunny outdoor terrace, which provides approximately 35 covers and offers an inviting setting for guests to enjoy the warm Mediterranean climate. The premises also benefit from an on-site category 3 drinks licence, adding to the potential of the business.

On the first floor, there is a fully fitted and maintained professional kitchen, equipped to support the day-to-day running of the restaurant, together with a shower room. The second floor offers two bedrooms, providing useful accommodation for the owners...

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