

Restaurant, creative French cuisine, renowned in Drôme provençale, with flat. Sale fdc.

EXCLUSIVE

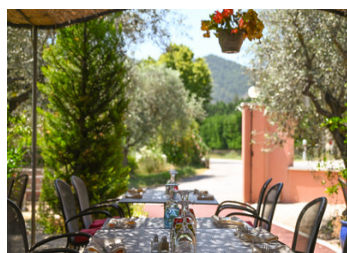


## INFORMATION

Town:	Condorcet
Department:	Drôme
Bed:	0
Bath:	2
Floor:	256 m2
Plot Size:	1450 m2

## IN BRIEF

Very nice restaurant business, renowned for many years and with a good reputation. With loyal customers and tourists from France and abroad. Well located < 10 km from Nyons with ample free parking. Ideal change of professional and personal life.



## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1112 EUR**

## NOTES

## DESCRIPTION

The Drôme Provençale is geographically located next to the Provence-Alpes-Côte d'Azur region. Surrounded by olive groves, this region enjoys a privileged climate. The presence of its olive groves is the best testimony to this. Outdoor tourism is one of the major vectors of local economic and tourist development.

The restaurant's location is ideal, between the Rhône valley and the lower mountains of the Alps. A great restaurant, renowned for its high-quality, creative French cuisine. This is why it is so well known to tourists and locals alike.

This restaurant has a well-established year-round business due to the magnificent climate and the cuisine preferably uses produce from the region's small organic farms.

The spirit of the region is reflected in both the décor (terrace under canisses) and the generous cuisine.

The 156 m<sup>2</sup> restaurant, comprising 2 air-conditioned rooms, can seat 45-50 diners and benefits from a 94 m<sup>2</sup> covered terrace that can seat 75-80 diners, landscaped with olive trees and extensive plants.

A 100 m<sup>2</sup> room on the 1<sup>st</sup> floor, possibly to be converted into a flat, which could become staff accommodation or accommodation for seasonal employees. Or keep it as offices and storage.

The professional kitchen, equipped with all high-quality equipment and in good condition, is separated into different stations.

Free parking is available next to the restaurant.

The restaurant is set in 1,450 m<sup>2</sup> of well-kept grounds.

-----

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