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## Restaurant Business

**166 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26027
- Zimmeranzahl : 2
- Wohnfläche : 120 m<sup>2</sup>



Superb opportunity! Perfectly situated between the towns of Mont-de-Marsan and Nogaro. An Italian restaurant for sale, in business for 26 years, with a 36 seat terrace and 42 seats interior. Not to be missed!

This restaurant business possesses a spacious interior space with an open space for pizzeria with 42 seats, as well as a lovely 36-seat terrace totalling an important capacity of 78 persons.

The recent renovation of this property is a major bonus for this city centre business with a varied clientele. There is possibility to develop the bar (Licence IV) and the restaurant turnover which is already healthy. The presence of the terrace allows exterior dining and is much appreciated and sought-after by the local clientele.

Turnover :

- 2020: 252000€

- 2021: 241000€

- October 2021 - December 2022: 413000€

You will be 40 mins from M'ont-de-Marsan, 4 mins from A65 motorway to access Bordeaux, 1h from Tarbes for TGV and from A64 motorway to Bayonne and Toulouse, 1h45 from Lourdes airport, 1h30 from Spain, from skiing and from the Atlantic coast, 3h50 from the Mediterranean.