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## Bakery for sale

**479 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26584
- Zimmeranzahl : 2
- Wohnfläche : 105 m<sup>2</sup>
- Grundstücksfläche : 600 m<sup>2</sup>



Bakery for sale in Bagnères de Luchon.

Situated in an exceptional setting with stunning views of the mountains, this bakery enjoys a strategic location at the entrance of town, on a very busy road leading to ski resorts.

### Strong points:

- Excellent visibility thanks to its location on a busy road
- Parking spaces nearby for your customers
- A terrace with views of the mountains
- Remarkable turnover, reflecting a thriving business
- Possibility for development (additional products, fast food, delivery, drive-through, etc.).

### Premises and equipment:

The premises are well laid out, including a cosy shop and a preparation area that is fully equipped with professional material in excellent condition.

Deliveries are unloaded at a specific place, via an automatic gate and a door that gives directly onto a walk-in freezer (16 m<sup>2</sup>). There is also a walk-in cooler (9.6 m<sup>2</sup>).

There is also a changing room (3.4 m<sup>2</sup>) and a separate toilet.

### Optimal layout:

- a cosy shop (38 m<sup>2</sup>) equipped with tables and chairs so customers can eat on-site; ideal for loyal customers and tourists
- a prep room (37 m<sup>2</sup>) just behind the shop, with a direct opening onto the shop, allowing customers to see the savoir-faire of the employees and in order to make the daily work easy.

An opportunity to be seized:

Ideal for a skilled worker wishing to set up in a sought-after area with a pleasant living environment and enjoy a turn-key business.

Located in Bagnères de Luchon; 20 minutes from Spain; 1 hr 30 min from Toulouse and its international airport; 2 hr 30 min from the Atlantic Ocean and the Mediterranean Sea.

**ENERGIEVERBRAUCH : G (510)**

**TREIBHAUSGAS : D (43)**