

Popular wine bar/resturant located in the vibrant village of Néffies



INFORMATION

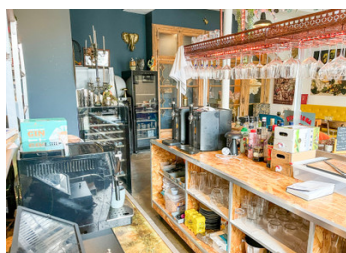
Town:	Neffiès
Department:	Hérault
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	50 m2

IN BRIEF

A fantastic opportunity to acquire a well-established and much-loved wine bar/restaurant in the vibrant village of Néffies. With over 100m² of licensed space, this business features a welcoming indoor dining area, a charming sunny terrace seating 30, and a stylishly refurbished interior accommodating an additional 30 guests.

The bar area is well-equipped for service, complemented by a spacious kitchen, a washroom with toilet and urinal, and a large storage cave. Currently operating on a limited schedule, there is great potential to expand hours, with the possibility of introducing a café service to capitalise on the village's lively calendar of events.

There are flexible purchase options available, including rental and freehold possibilities, as well as the option to acquire the adjoining 155m² maison for a complete business and living investment.



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.



DESCRIPTION

A rare opportunity to acquire a well-established and much-loved wine bar/restaurant in the vibrant village of Néffies. With a licensed bar and restaurant space spanning over 100m², this business benefits from both an inviting indoor dining area and a charming sunny terrace. The terrace accommodates up to 30 covers, while the stylishly refurbished interior provides seating for an additional 30 guests, creating a warm and welcoming atmosphere for both locals and visitors alike.

The Open bar area offers space to prepare drinks and serve clients, the kitchen is well equipped, a large wash room offers a toilet and Urinal and there is a spacious cave for storage.

Currently operating three evenings per week in winter and six days per week in summer, there is significant potential to expand opening hours. Néffies enjoys a lively calendar of events, driving high footfall, and there is an exciting opportunity to introduce a café service, further enhancing revenue.

There are some flexible purchase options for this space.

Fonds de Commerce – €84,000: Includes all equipment, supplier relationships, and goodwill, with the premises available to rent at €1,000 per calendar month.

Freehold (Including the Walls) – €189,000: Own the Bar and its walls outright with no rent to pay.

Complete Business & Living Investment – Option to purchase the bar/restaurant along with the adjoining 155m² maison (see advert ref: A33846DAL34).

Ideally located just 15 minutes from Pézenas, Néffies is a thriving village with essential amenities, including a bakery, post office, wine cave, and two...

LOCAL TAXES

Taxe habitation: EUR

NOTES