



REAL ESTATE WITH HIGH POTENTIAL – RESTAURANT IN EXCENEVEX

zone | 74140 Excenevex | Reference : MC- 2317/3

Price upon request

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REAL ESTATE WITH HIGH POTENTIAL – RESTAURANT IN EXCENEVEX

FR-74140 Excenevex | zone | **Price upon request**



Agency: Millenium Properties
Ref: MC 2317

Rare opportunity to acquire a restaurant-brewery business with a 2,214 m² plot of land.

The property has a total built-up area of approximately 260 m², organized as follows:

Ground floor:

Technical and functional areas: technical area, entrance, reception, toilets, professional kitchen, storage and basement.

Commercial areas: bar, dining room, bright veranda and large terrace.

First floor:

Flat of about 50 m², including 30 m² of Loi Carrez, ideal for the operator or staff.

Exterior areas:

Private car park of about 1,334 m², offering excellent capacity.

Terrace of about 170 m² and private beach of 435 m², a real commercial asset and a place for customer experience.

This property has a strong potential for exploitation and a framework conducive to the development of an attractive restaurant business.

CHARACTERISTICS

Reference: **MC- 2317/3**

Type: **Trade**

Availability: **To agree**

Bathrooms: **2**

Year of construction: **1**

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PROPERTIES

Note that the land is located in the UTB zone, subject to the HM urban planning plan, with a ground coverage coefficient of 0.40, ideal for a controlled and high-quality project.

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MILLENIUM PROPERTIES

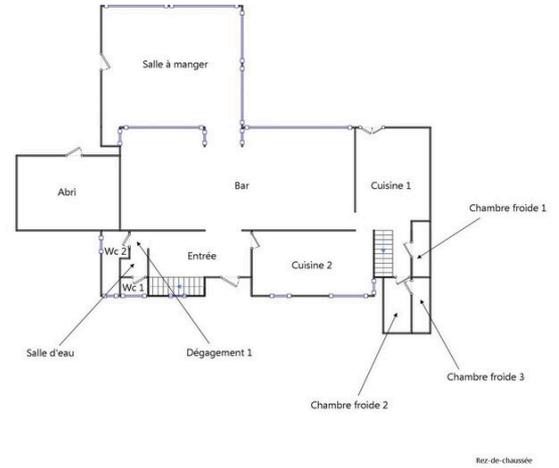
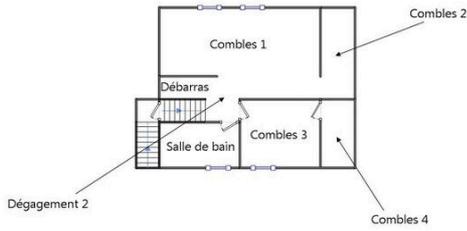
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CONTACT FOR VISITING

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LOCATION

FR-74140 Excenevex | zone | **Price upon request**



Public transports

516 m

9 min.

9 min.

3 min.

Stores

2.56 km

44 min.

15 min.

7 min.

Restaurants

5 m

-

-

-

CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Bathrooms	2
Type	Trade	Year of construction	1
Reference	MC- 2317/3	Standing	Simple

CONVENIENCES

NEIGHBOURHOOD

- Shops/Stores

OUTSIDE CONVENIENCES

- Public parking

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PROPERTIES

EXTERIOR VIEW



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