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Technical Sheet > Restaurant in Saignon in the Luberon > 110.000 euro

<https://www.immobilier-en-luberon.fr/restaurant-in-saignon-in-the-luberon-481>



Amount of agency fees : N/C

Amount of the property : 110.000,00 euro

(An average of 8% of notary fees will be added in supplement)

Region(s) : **Saignon et environs**

Availability : **yes**

Negotiable price ? **non**

Property tax : **N/P**

Annual charges (gas, water, electricity, ...) : **N/P**

1/ Housing

Construction Date : **1960**

General condition : **good**

Orientation : **South East**

Living space : **115 m²**

Number of levels : **4**

Number of rooms : **7**

Main room : **25**

Type of Kitchen : **traditional**

Number of bedrooms : **2**

Number of bathrooms : **-**

Number of shower rooms : **1**

Number of toilets : **3**

Storage room : **-**

Basement : **-**

Cellar : **yes**

Attic : **no**

Garage : **no**

Parking : **yes**

Type of heating : **central convectors**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **everything in the sewer**

Possibility expansion : **no**

Energy balance (class) : **Virgin**

Greenhouse gas balance (class) : **Virgin**

Details, Strengths, other benefits : **Business with restaurant of 36 seats with its terrace overlooking a beautiful square. Housing with 2 bedrooms above the restaurant. Possibility to open a grocery store in the room of 25m² on the ground floor.**

2/ Garden

Area : 0 m²

Terrace : 15m²

Covered terrace : yes

Outdoor kitchen : no

Swimming pool : no

Pool House : no

Tennis : no

Well : no

Details, Strengths, other benefits : Beautiful shaded terrace in summer

3/ Photos



Business of a restaurant with housing and grocery overlooking a beautiful square. On the ground floor: an air-conditioned room of about 25m² which can be used as a grocery store for the village. 1st floor: 1 dining room (between 20 and 22 seats) 30m² and counter, kitchen of 7m² and terrace shaded 15m², 16 seats with possibility to add 6 covered below. 2nd floor: Toilet, living room and kitchen; About 30m² 3rd: 2 bedrooms, a bathroom and a separate toilet; About 30m² The monthly rent is 830 € without taxes. Good customer loyal to the restaurant and Saignon. Average ticket of 32 €. Turnover on request.

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