



## BUTCHER/CHARCUTERY/READY DISHES - EUR254,000 MURS & FDC



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 298,065.98

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Provence-Alpes-Côte d'Azur
Plaats:	Chateau-Arnoux-Saint-Auban
Postcode:	04160
Geplaatst:	21-07-2024

### Omschrijving:

FOR SALE Butcher shop/Charcuterie/Cooked meals to take away 70 m2 + cellar 17 m2 - BUSINESS + WALLS Location No. 01, in the commune of Château-Arnoux St-Auban (5100 inhabitants + surrounding villages - catchment area more than 10 000 inhabitants) in the Alpes de Haute Provence (04) - CAUSE RETIREMENT ARTISANAL BUTCHERRY (TBE) approved Blason prestige Limousin and Label Rouge lambs from Sisteron, charcuterie and home-made takeaway meals. Very good reputation for more than 37 years of operations, Regular and loyal customers, very good condition of professional equipment, very well maintained and left on site (4-burner piano with extractor hood/gas stove, cutting machine, slicer, refrigerated chopper, workshops preparation, vacuum packaging machine, cold cabinet + 4 linear m store window, cash register, 8 m2 cold room, dishwasher, knife sterilizer, stainless steel dishwasher, three-phase 380, WC, etc.). No staff to take over and No work to be planned, AIR-CONDITIONED STORE (Reversible). Private parking for personal vehicles and deliveries + around twenty parking spaces (FREE) nearby for customers - RECENT DPE GES NO PB - EVERYTHING OK - Prime location, NO DIRECT COMPETITION, close to all shops and IN THE CENTER OF THE 2nd MARKET of the Alpes de Haute Provence department on Sunday morning, after Forcalquier on Monday morning. VERY GOOD AC, VERY GOOD EBE AND VERY GOOD POSITIVE RESULTS (WHICH WILL BE PROVIDED DURING VISITS) increasing each year - strong potential for growth and development. By car : 5 minutes from the SNCF station (all directions BARCELONNETTE --> MARSEILLE), 20 minutes from Sisteron, 40 minutes from Manosque and Digne-les-Bains, 20 minutes from Oraison, 15 minutes from the A51 motorway, ½ hour from the first ski resort 'Lure' and 1 hour from other ski resorts in the Southern Alps, 1 hour 30 minutes from Aix-en-Provence, Esparron sur Verdon and Marignane



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airport, +/- 40 minutes from Cadarache/Iter, etc. For any additional information or photos, do not hesitate to contact me - Your sales agent Jacques Roux 06 31 42 20 45 email: [j.roux@groupeimentimmo.net](mailto:j.roux@groupeimentimmo.net) - Fees included, payable by the seller - Groupement Immobilier Network - <http://groupeimentimmo.fr> - <http://www.groupeimentimmo.fr/jacques-roux/> Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)  
Gebouwd: 1970

## Algemeen

Afgewerkte vierkante meter: 70 m<sup>2</sup>  
HOA dues per month: EUR 5,639

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/GKAD-T68680/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68680/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 351\_34798

