COLDWELL BANKER
EUROPA REALTY

Building Rayol-Canadel-sur-Mer



SALE PRICE : 2 050 000 €

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DESCRIPTION

In the heart of Rayol-Canadel. a charming seaside village on the Var coast renowned for its gentle way of life. lies a rare opportunity—an exceptional property combining heritage. profitability. and long-term potential.

For the first time in several decades. this unique real estate offering is on the market. It includes both the freehold and business assets of a landmark restaurant. established in 1985. A true institution on the Côte d'Azur. the restaurant has stood the test of time. attracting a loyal clientele and welcoming numerous high-profile guests. To this day. it remains the only restaurant in the village open year-round.

The property spans a total surface area of 690 sq.m and includes:

The business assets of the restaurant. successfully operated for nearly 40 years

The freehold of the restaurant premises

The freehold of a second retail space. currently operating as a tobacconist. newsagent. bookstore. wine cellar. and gourmet grocery store. The business assets at this location is also being marketed and we hold the sales mandate, with the possibility of purchasing the entire property.

Three independent apartments: one 4-room unit (T4). one 3-room unit (T3). and one 2-room unit (T2)

This is a rare investment opportunity in the region—ideal for investors seeking a high-potential income property with strong real estate fundamentals. or for professionals looking to combine a lifestyle project with a stable and renowned business.
The apartments offer multiple uses: staff accommodation. seasonal rental. or resale after renovation.

Located along a strategic route leading to the Gulf of Saint-Tropez. the property boasts excellent visibility and enjoys strong year-round tourist appeal.

Asking Price: €2.050.000 (incl. agency fees)
Confidential file available upon request. Viewings by appointment only.

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Risk information for this property is available on the Georisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Building	Property tax:	€1.00	Number of rooms:	26 rooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): G 450

Greenhouse gas emissions (GHG) index: C 15

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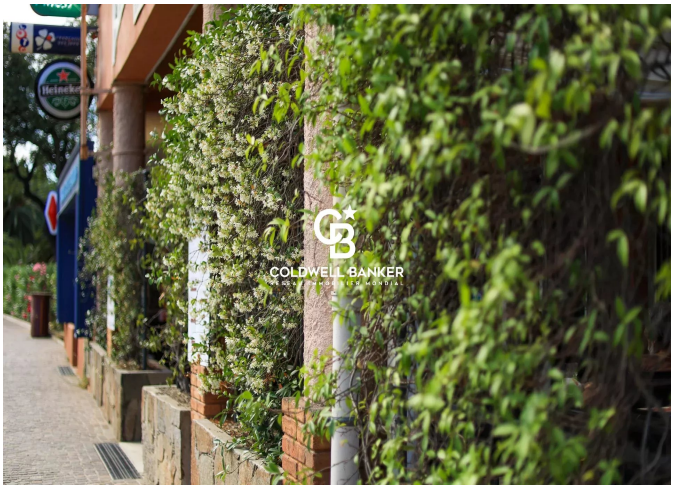









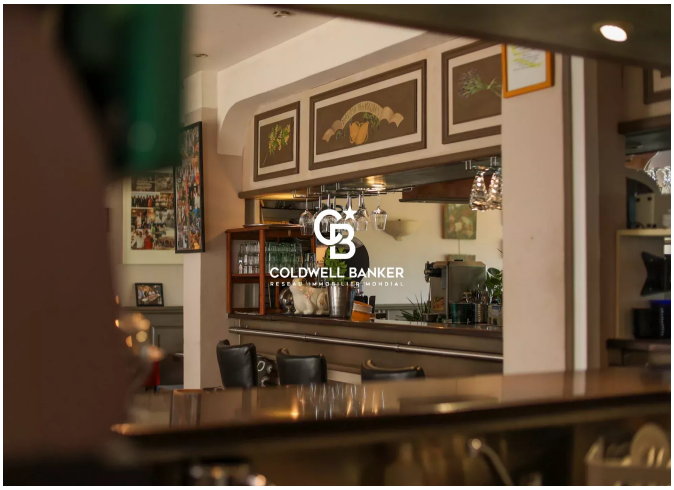

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