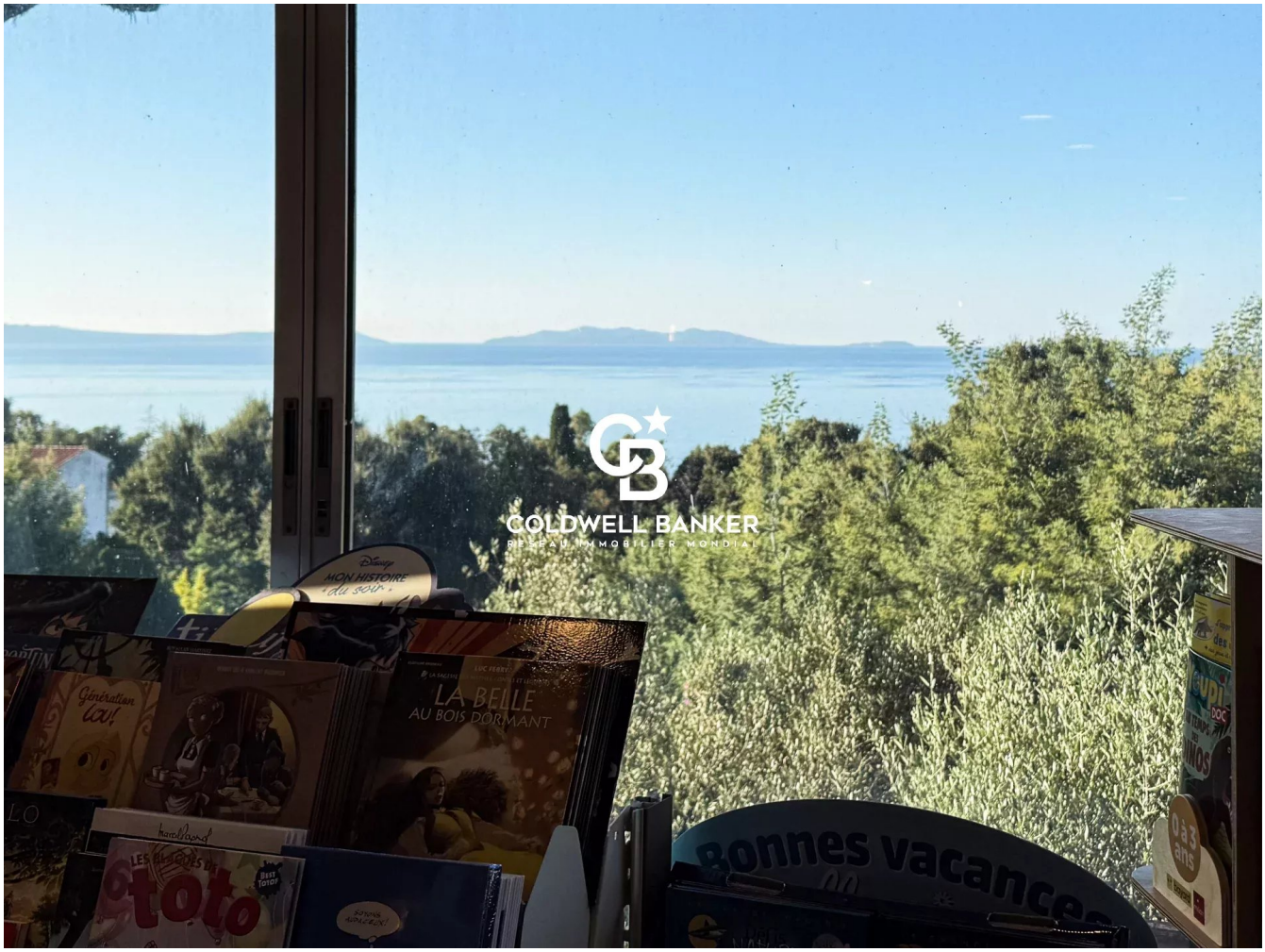
COLDWELL BANKER
EUROPA REALTY

Rayol-Canadel-sur-Mer



SALE PRICE : 750 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Business Fund - Rayol Canadel, 83820

Located in an exceptional setting with a panoramic sea view, this business specializing in fine and high-end products is a must-visit address in Rayol Canadel. Established for 22 years, it benefits from a loyal and upscale clientele, including year-round residents and owners of secondary homes.

More than just a tobacconist: a true business for enthusiasts

While this business includes a tobacco section, its main activity is primarily based on the selection and sale of exceptional products, across different domains: a wine cellar showcasing outstanding vintages, a fine grocery store offering a refined selection, the sale of noble products, as well as the sale of spirits from the finest distilleries. In addition, a press and bookstore section completes this varied and high-end offering. More than just a store, it is a true place dedicated to products, terroir, history, and sharing, where amateurs and connoisseurs come to discover and appreciate unique flavors.

A high-end and diverse offering

- Wine and spirits cellar: wide selection of fine wines and prestigious liquors
- Fine grocery: A selection of exceptional products
- Noble and rare products, carefully selected for a discerning clientele
- Press and bookstore
- Tobacco

A strategic location and a year-round business

- Located on the town’s main thoroughfare, ensuring visibility and regular foot traffic
- Open year-round, making it a unique address in the region
- Loyal and high-quality clientele, composed of connoisseurs and epicureans

An optimized and adaptable space

- 75 m² of commercial space on the ground floor
- 75 m² basement for storage
- 20 m² terrace
- PMR access in place
- Possibilities for layout modifications according to your projects

Financial information

- Business fund price: €750,000

- Rent: €1,865 per month
- Property tax: €1,332
- Stock not included in the sale

A rare commercial opportunity for gastronomy and fine wine enthusiasts, in an exceptional setting.

Enzo Bondil
Real Estate Consultant
COLDWELL BANKER BEAU RIVAGE
EI RSAC 882 773 757
+33 (0)6 35 45 91 41
enzo.bondil@coldwellbanker.fr

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

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Type de bien	Property tax:	€1.00	Number of rooms:	1 room

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): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

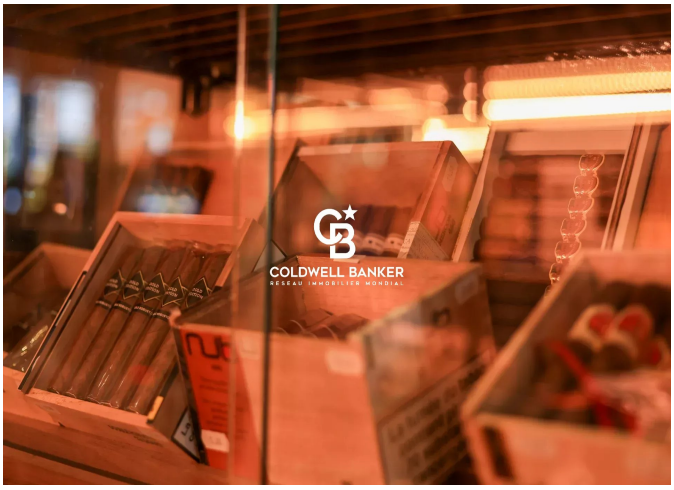
26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr