

## Business for sale in Camaioire

### € 120.000

### Ref. 81253



**180 sq.m. | Bathrooms: 2 | Rooms: 3**

Camaioire, Casoli, in an exclusive, highly visible and accessible location nestled in the Camaioire hills, a well-known restaurant is for sale with an annual rent of €15,000. The owner also offers full availability for a business opportunity!

The entire space extends over an interior space of approximately 180 square meters, complemented by an outdoor terrace with a wooden pergola where you can spend pleasant summer evenings. On the main floor, you'll find the entrance, a bar area, a large glass veranda with panoramic views that can seat 35, another room with 25 seats, a guest restroom, and a storage room.

On the lower level, there's a fully renovated, well-equipped stainless steel kitchen, a pantry, a dressing room, and a bathroom. The space, combined with the indoor and outdoor spaces, can seat approximately 80 people. The property also includes a parking lot adjacent to the space with approximately 50 spaces and a storage room.

The business is well-known both locally and internationally for its traditional local cuisine, crafted with meticulous attention to detail and the quality of the products used. It therefore enjoys a large, high-quality and highly loyal clientele, thanks in part to its location.

An excellent and valid investment opportunity for a structured family group or for sector operators looking to acquire a well-established and well-known business with a significant and consolidated turnover.

"Our mission is to offer a personalized, quality experience for each client, accompanying them through all phases of the

real estate transaction.

We have in-depth knowledge of the region and are committed to understanding the unique needs of those who turn to us, working with transparency and passion to build lasting relationships of trust.

We aim to constantly improve our services to be a reliable and competent local reference point.

## Certification

**Energy Class:** G

**EPglnr:** 153.00 kWh/□

## Features

Code: 81253

Reason: Sale

Categoria: Business

Zip Code: 55041

Municipality: Camaiore

Total Square Meters: 180 sq.m.

Bathrooms: 2

Rooms: 3

Number Of Windows: 5





