



# MAGREY & SONS

LUXURY REAL ESTATE

Listing C5235 - Business - Sainte-Maxime



<https://www.magrey.com/annonce-a-128.html>

*This document has no contractual value and is for information purposes only.*

**Cannes**  
21 rue des Etats-Unis  
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**+33 (0) 4 92 98 98 22**



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L U X U R Y R E A L E S T A T E

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Living area: 25 sqm

Magrey & Sons Retail is pleased to present this commercial premises ideally located in the heart of the city center, benefiting from a prime location within a dynamic commercial environment.

The premises offer an approximate surface area of 25 sqm, along with a lovely 10 sqm terrace, providing a total seating capacity of:

- 15 indoor seats
- 10 terrace seats

The property also includes:

- Full liquor license (Licence IV)
- Restrooms
- Storage area

A very attractive turnkey opportunity, perfectly suited for a wine bar, cocktail bar, coffee shop, light food concept, tapas bar or lifestyle hospitality concept.

Financial conditions:

- Monthly rent: €2,000 excl. VAT

Rare opportunity for an operator or brand seeking a strategic location with excellent visibility and strong foot traffic.

Complete file and financial information available upon request.

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