



Agence

**WEBCAM IMMOBILIER**

Achetez, vendez nous sommes à vos côtés

Tél. 04 93 39 11 68

Site : [webcamimmobilier.com](http://webcamimmobilier.com)

YOUTUBE | FACEBOOK | FNAIM | MLS Côte d'Azur

Price on request

Professionnel

Surface : 95 m²

General condition : good

Features :

Grille, terrace



1838 Agay

Document non contractuel

30/08/2025 - Prix T.T.C

**Business Assets:** Ice Cream Shop - Snack Bar - Light Dining in Cap Esterel

Located in the heart of Rue des Calanques, the main shopping street of the Cap Esterel residence in Agay, this business benefits from a prime location, perfect for a couple looking to run a profitable seasonal venture. **Business Description:**

**First sales outlet:** • 75 m² space with a terrace seating between 10 and 15 people • Equipped for preparing hot and cold dishes, with a counter, cold rooms, and all the necessary equipment for the activity, **Second sales outlet:** • 20 m² space located opposite the first, with a terrace accommodating 15 to 20 people, allowing you to diversify the activities as you see fit, **Highlights:** • Seasonal activity from spring through autumn • Equipment and machinery in good condition, ready to use. • A healthy and profitable business, operated by the same owner since 2014 • No employees to take on, offering great flexibility.

**About the Cap Esterel Residence:** Cap Esterel is a pedestrian domain spanning 210 hectares, nestled between the Mediterranean Sea and the Esterel massif.

This residence offers a wide range of amenities and activities, attracting a diverse clientele throughout the season: • **Sports activities:** • 9-hole golf course with panoramic views of the Mediterranean. • Tennis courts, pétanque, mini-golf, and fitness trails. • Water areas with several pools, slides, and water games.

• **Services and shops:** • Several restaurants, bars, and shops within the village. • Supermarket, bakery, and other local shops. • Daily entertainment for all ages, kids' and teens' clubs. The variety of activities and services makes Cap Esterel a sought-after destination for holidaymakers, ensuring a steady and significant flow of local business customers. **Opportunity:** This business represents a unique chance for a couple eager to invest in a turnkey operation within a lively and touristic environment. **Monthly rent:** €2200 + charges including property tax. €670 For more information, contact us

This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Webcam Immobilier - 14, Avenue des Broussailles - 06400 Cannes

Tél. +33 (0)4 93 39 11 68 - Fax +33 (0)4 93 15 10 73 - [info@webcamimmobilier.com](mailto:info@webcamimmobilier.com)

Carte professionnelle n°5141T Alpes-Maritimes - RCS Cannes 448 402 560

Code NAF 6831Z - SIRET 448 402 560 00016 - Document non contractuel