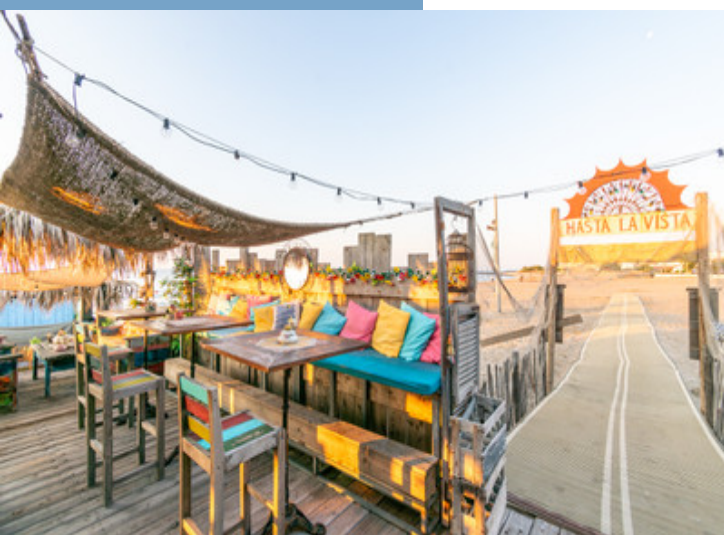


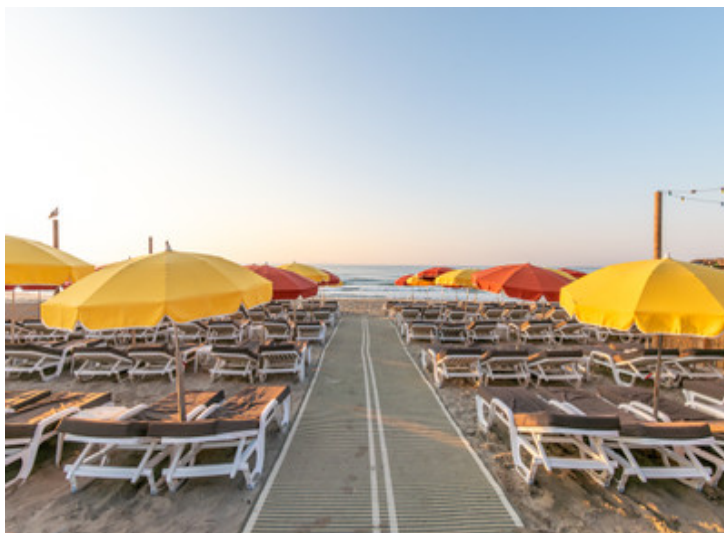


ICONIC CUBAN-STYLE TURNKEY PROFITABLE BEACH BAR IN SOUTHERN FRANCE— PRIME SEAFRONT LOCATION WITH WATERSPORTS

ICONIC CUBAN-STYLE
TURNKEY PROFITABLE
BEACH BAR IN SOUTHERN
FRANCE— PRIME
SEAFRONT LOCATION
WITH W...



PROPERTY FACT FILE	
REFERENCE	A38713JAV34
PRICE	€ 899,000 £ 0* *agency fees to be paid by the seller
BEDROOM	0
BATHROOM	0
ACCOMMODATION	130 m ²
LAND	1000 m ²
TOWN	Agde
DEPARTMENT	
LOCATION	Town property
TYPE	Bar-Restaurant, Restaurant, Bar
CONDITION	
FEATURES	Private drainage, Business potential
*Price based on current exchange rate which is subject to change	



- Prime Beachfront Location-Excellent Accessibility
- Established, Profitable Business Turnkey Operation
- Exotic Atmosphere & Cuban-Inspired Design
- Complementary Watersports Activities
- No Direct Competition Nearby

ICONIC CUBAN-STYLE
TURNKEY PROFITABLE
BEACH BAR IN
SOUTHERN FRANCE—
PRIME SEAFRONT
LOCATION WITH W...
Ref : A38713JAV34

For sale: Mango's Beach Bar – a tropical beachfront paradise in Cap d'Agde. Located directly on La Roquille Beach, this 1000m² private beach with a 130m² Cuban-style bar offers 150 sunbeds, 124 seating places, parasols, cocktails and watersports. At Mangos, you can enjoy delicious lunches and dinners in a unique beachfront setting — and

DESCRIPTION

For Sale: Mango's Beach Bar – Your Slice of Paradise in Cap d'Agde

Welcome to Mango's Beach Bar, a vibrant and iconic tropical haven located directly on the golden sands of Plage de la Roquille in Cap d'Agde — one of the most popular Mediterranean coastal destinations in the South of France.

Where Escapism Meets Opportunity

From the moment guests step onto the 1000m² private beach, they're transported to a Cuban-inspired paradise. Exotic palm trees sway gently in the sea breeze, colorful cocktails flow as guests sink into sunbeds, enjoy leisurely lunches or diner beneath the stars.

Mango's isn't just a beach bar — it's a destination. A place where relaxation, indulgence, adventure, and celebration come together seamlessly.

An Unforgettable Guest Experience

Whether lounging on one of the 150 sunbeds with views stretching over the sea, sipping a signature cocktail crafted at the 130m² Cuban-style bar, or enjoying a freshly prepared lunch and diner under a thatched parasol, Mango's Beach Bar invites guests to stay all day and evening.

With 124 seating places, the laid-back beach service offers drinks and meals directly to sunbeds, while the welcoming lounge corners and bar tables create the perfect atmosphere for groups, couples, and families alike. Although there is currently very limited covered space, future owners could explore this possibility further if desired.

More Than Just a Beach Bar

Mango's is also a water sports hub, offering everythi...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38713JAV34>

COMPLETE FILE AND PHOTO ON REQUEST



ICONIC CUBAN-STYLE
TURNKEY PROFITABLE BEACH
BAR IN SOUTHERN FRANCE—
PRIME SEAFRONT LOCATION
WITH W...

Ref : A38713JAV34

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

DPE not required.

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A38713JAV34
FILE COMPLETE
AND PHOTOS
ON REQUEST

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