



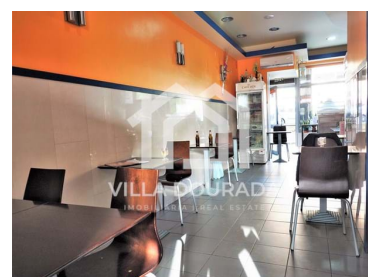
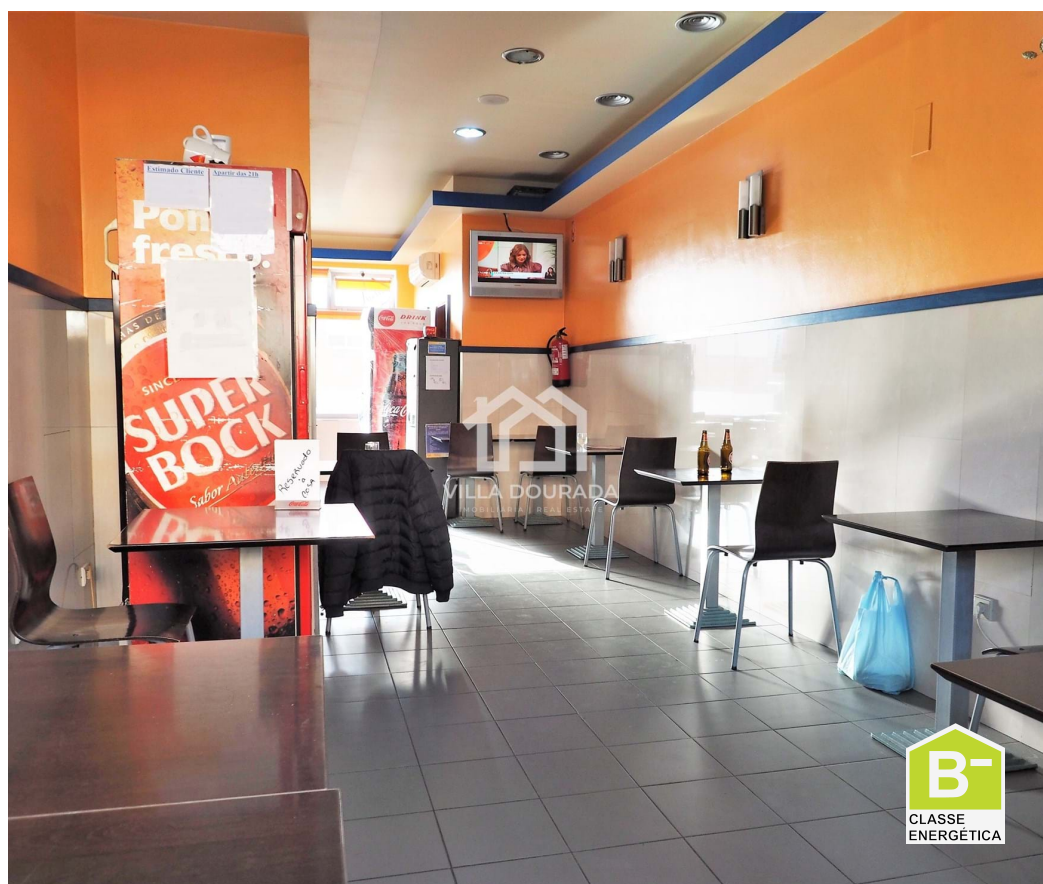
202039

Reference

Scan the QR code to view the property



## Avintes - Commercial property



3

Bathrooms



78

Area (m²)

**53 500 €**

(EUR €)

### Trespass Cafe / snack bar / barbecue, great location, Gaia, Porto

The 80m2 space is very bright, has 2 fronts and consists of a main café room with a charcoal grill and a secondary restaurant room, a kitchen, 3 bathrooms (2 for customers and 1 for staff, with a cloakroom), storage and a pantry.

As well as working as a café, the space can also be used as a takeaway or barbecue. It's a great space for serving meals such as grilled meats or barbecues (chicken, ribs, chops, steaks, empty steaks, etc., all on the grill), due to the kitchen and the fact that it has a charcoal grill.

The lease includes all the furniture, materials and kitchen utensils. Note: we do not have any contracts with brands of coffee equipment that are on loan, nor with any other type of supplier. Located in an area where this type of service is limited as there are no other spaces with the same capacity, with good access.

A.S.S | ESTATE AGENTS

T +351 917 377 236 <sup>2</sup> · E [geral@villadourada.pt](mailto:geral@villadourada.pt)  
Rua de São Lourenço 454, 4430-545 Vilar De Andorinho  
AMI 19374

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



202039

Reference

Scan the QR code to view the property



## Property Features

- Energetic certification: B-
- Proximity: Shopping, City, Pharmacy, Public Transport, Schools

**T +351 917 377 236 <sup>2</sup> · E geral@villadourada.pt**  
**Rua de São Lourenço 454, 4430-545 Vilar De Andorinho**  
**AMI 19374**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)