

## LANSLEBOURG VAL CENIS - Business and premises of a traditional restaurant, bar and take-away



## INFORMATION

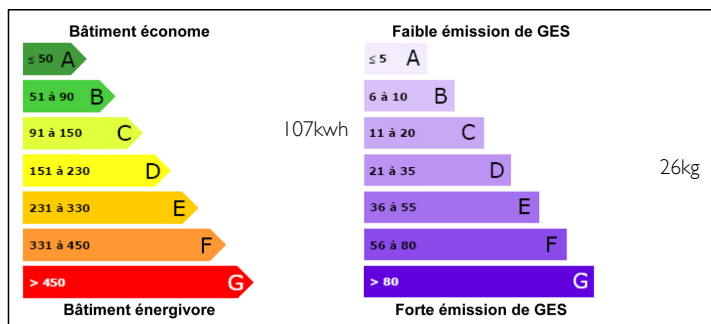
Town:	Val-Cenis
Department:	Savoie
Bed:	0
Bath:	0
Floor:	321 m2
Plot Size:	190 m2



## IN BRIEF

A rare opportunity to acquire the business AND premises of this high quality traditional restaurant located in a 4-star hotel and spa residence with a capacity of 220 apartments (1042 people) at the foot of the slopes in VAL CENIS, tourist resort of 17,000 beds. The restaurant has a large surface area (321 m<sup>2</sup> in total with the kitchen) divided into 3 rooms including a bar/lounge area, and offers the possibility of creating several moods. The spacious 190 m<sup>2</sup> south-facing, partially covered terrace and 70 m<sup>2</sup> of storage in the basement complete this exceptional property. More information and photos on request.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The main access to this establishment is from the large 190 m<sup>2</sup> south-facing terrace, which has a beautiful unobstructed view of the mountains. From the reception area, there is a dining room to your left and your right, where there is a dessert preparation area which could be used as a buffet with direct access to the kitchen, or as a bar. The third adjoining room, the largest of the three, accommodates the bar (with its full IV licence), a lounge (with a beautiful open fireplace), and a third dining area. From this room, a door takes you directly to the reception of the residence.

The volumes are large: the three rooms plus the kitchen cover an area of 321 m<sup>2</sup>. The south-facing exposure allows you to benefit from maximum sunshine and brightness. The decoration is warm with quality materials and close attention to detail from floor to ceiling. The layout of the rooms lends itself perfectly to creating distinct atmospheres and menus, and also allows for non-stop service: breakfast, snack, lunch, afternoon tea, après-ski and dinner.

Everything is in place, ready to use;

- In the restaurant: quality and very comfortable furniture, wine cellar with XXL capacity (around 150 bottles), etc.
- At the bar: glass washers, fridges, bar barrel for Savoyard fondue, audio system, etc.
- In the living room: beautiful open fireplace, armchairs, chairs, stools and high tables, large flat screen, etc.
- In the kitchen: cooker, rotisserie, gas grill, double crêpe maker, plate warmer,...

## LOCAL TAXES

**Taxe foncière: 2853 EUR**

## NOTES