

LANSLEVILLARD VAL CENIS - Business of a traditional cuisine and Savoyard specialties restaurant for sale

EXCLUSIVE



INFORMATION

Town:	Val-Cenis
Department:	Savoie
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	0 m2

IN BRIEF

Business of a traditional cuisine restaurant and Savoyard specialties with catering activity for sale, due to dual activity of the seller. Located in LANSLEVILLARD Val Cenis, ski resort in the winter and on the road to the Col de l'Iseran and the Col du Mont Cenis in the summer. Close to shops and parking. Restaurant alcohol license, consumption with food. 2 studio apartments for staff are located within the building and complete this offer, a great advantage! 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

Passing through the main entrance door from the street, you arrive in the first dining room, the smaller of the two, which can accommodate around 15 people. The atmosphere is cozy with a chalet-style decoration. On this level is also the bar (with a restaurant license for consumption with food), equipped with wine cellars of good capacity. A few steps take you down to the second dining room with a capacity of around 35 people, as well as the toilets. From this level, you have access to a small terrace which can accommodate two tables overlooking the Arc, the local river, with a view of the Vanoise National Park. Access to the fully equipped kitchen is via a second half-staircase going down.

The establishment is ready to use, with:

- a well-equipped kitchen with an access door to the internal staircase of the building to exit or go down to the storage area with cold room,
- a large bar with wine cellars for ideal bottle storage,
- the website, furniture, decoration, dishes...

This business is ideal for a motivated couple: in high season, two services are required to meet demand.

Commercial lease for the premises in progress, renewal autumn 2024. No staff to be taken over. No contract attached to exploitation. Business reports available on request. A rental management contract with promise to purchase is possible, do not hesitate to contact us for more information.

Information about risks to which this property is exposed is available on the Géorisques website...

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