

Restaurant/Pizzeria ideally situated with huge potential for business expansion



## INFORMATION

Town:	Messery
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	0 m2

## IN BRIEF

Ideally situated in the heart of the village, this restaurant/pizzeria is already a popular address for take away meals. The business already provides a delivery service and comes with a dedicated vehicle. The potential for expanding the business would allow seating inside and out for 40 people. Adapted work tools including a commercial website, online sales, large and loyal customer file, cash register to NF525 standards, complement this fantastic opportunity with a surface of 100 m<sup>2</sup>. A complete inventory of all the equipment is available for interested buyers.



## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

### THE VILLAGE

Messery is a very popular and multi-cultural village. The nursery and primary schools are very well-regarded, as well as a small crèche for little ones from 10 weeks to 4 years.

There is a small, but very well-stocked, supermarket, two bakeries, a butcher, two hairdressers, a beautician, a pharmacy and a library. In summer,

Messery beach on Lake Geneva has its own snackbar and kayak/stand-up-paddle rentals. There is also an active tennis club with new open-air courts which are also covered from the rain.

### THE LOCATION

You can reach the Swiss border at Hermance in 13 minutes by car approx. (8km), and Geneva in 35 minutes approx. (24km). The new bus route will take you straight to Rive in Geneva and the bus stop is just in front of the Mairie. So it's commutable on a daily basis.

The Swiss town of Nyon is a 20-minute ferry ride from neighbouring Yvoire. - Indeed, the beautiful lake-front medieval villages of Yvoire and Nemier are just 5 minutes approx. away by car (3km and 3.5km), offering lots of choice for restaurants and bars.

The world-famous spa town of Evian-les-Bains is also only 31km away by road (approx. 38 minutes). Perfect for a day trip.

For mountain lovers, the twelve resorts of the renowned Portes du Soleil area, with their 286 pistes for skiing and snowboarding in winter, and activities like hiking and mountain biking in summer, are easily accessible by car for the day...