LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

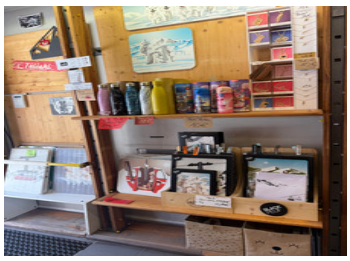
Ref: A38668DMD73 Price: 129 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (120 000 EUR without fees)

TABAC / FDJ / GIFTS AND SOUVENIRS shop for sale in Pralognan la Vanoise

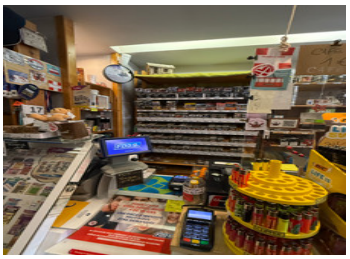














INFORMATION

Town:	Pralognan-la-Vanoise
Department:	Savoie
Bed:	0
Bath:	0
Floor:	72 m2
Plot Size:	0 m2

IN BRIEF

Excellent business opportunity in the very heart of Pralognan la Vanoise, the charming two- season station and renowned gateway to the Vanoise National Park.

Located in the very heart of the village, this TABAC / Lottery / GIFTS AND SOUVENIRS shop offers an unique opportunuty to live and work where others come on vacation.

This business has a loyal local and tourist clientele.
Strategically located near shops, attracting a steady stream of customers.
The French lottery business generates additional income, as does the sale of a wide range of products (smoking accessories, gifts, decorative items).
Friendly atmosphere, quality of life guaranteed.
Don't miss this opportunity to become the new owner.
Support available during the takeover for a smooth transition.
Renewed lease or sale of the walls possible
Sale price including agency fees: €129,000.

ENERGY - DPE

DPE not required.

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.

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DESCRIPTION

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

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