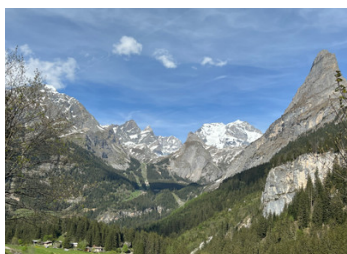


Cozy Restaurant Savoyard & Pizzeria in the heart of Pralognan la Vanoise. Needs to sell due to family urgency!



## INFORMATION

Town:	<b>Pralognan-la-Vanoise</b>
Department:	<b>Savoie</b>
Bed:	<b>0</b>
Bath:	<b>0</b>
Floor:	<b>63 m2</b>
Plot Size:	<b>0 m2</b>



## IN BRIEF

**PRICE DROP - PRICED TO SELL!**

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 "Restaurant Savoyard and Pizzeria " offers very good income potential in its current configuration but as well a great possibility to grow by operating during shoulder season or even year round. Established in 2019, the restaurant is popular among locals and tourists alike. The sunny terrasse offers additional seating with stunning views, while the tables inside invite clients to savour Savoyard specialities or oven fresh pizza in a cozy atmosphere.

## 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.

## DESCRIPTION

Located in the very heart of the ski station of Pralognan la Vanoise , this "Restaurant Savoyard and Pizzeria " offers very good income potential for a couple or a dynamic entrepreneur. With 30 seats inside and a terrasse of 26 +seats outside, it offers a popular menu ranging from pizza and paste to Savoyard classice and daily specials. Achieving great sales figures in its current configuration operating during summer and winter season only, the potential for growth is substantial if the restaurant would be open year round or at least during shoulder season, serving workers and locals with almost no competition. Established in 2019, the restaurant is popular among locals and tourists alike. The sunny terrasse offers additional seating with stunning views, while the tables inside invite clients to savour Savoyard specialities or oven fresh pizza in a cozy atmosphere. There is an cave and parking, and the monthly rent for the business is within a very reasonable range for the Pralognan business district.

Dont hesitate to contact me for more information or arrange for a viewing of the great business opportunity

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

## NOTES