

## Welcoming Savoyard restaurant and Pizzeria in Pralognan-la-Vanoise in the very heart of the station



## INFORMATION

<b>Town:</b>	<b>Pralognan-la-Vanoise</b>
<b>Department:</b>	<b>Savoie</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>75 m2</b>
<b>Plot Size:</b>	<b>0 m2</b>

## IN BRIEF

This is an outstanding commercial opportunity in the heart of Pralognan-la-Vanoise, a charming year-round resort and the renowned gateway to the Vanoise National Park. Located in the village center, this Savoyard Restaurant and Pizzeria already offers strong revenue potential in its current setup, with a steady cash flow year round.

Originally established in 2011, the restaurant is highly regarded by both locals and tourists. The sunny terrace provides additional seating with stunning views, while the cozy indoor dining area invites guests to enjoy authentic Savoyard specialties or freshly prepared pizza in a warm and inviting 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 heart of Pralognan-la-Vanoise ski resort, this Savoyard Restaurant and Pizzeria offers excellent revenue potential for a dynamic couple or entrepreneur. With 35 indoor seats and a 48-seat outdoor terrace, it features a highly appreciated menu, ranging from pizzas and pasta to classic Savoyard dishes and daily specials.

Currently achieving strong turnover while operating only during the summer and winter seasons, the restaurant has significant growth potential if opened year-round or at least during the shoulder seasons, serving local workers and residents with virtually no competition.

Established in 2011, the restaurant is highly regarded by both locals and tourists. The sunny terrace provides additional seating with stunning views, while the cozy indoor dining area invites guests to enjoy authentic Savoyard specialties or freshly baked pizzas in a warm and welcoming atmosphere.

The property includes a cellar and a garage, and the monthly rent is very reasonable for Pralognan's prime business district.

Feel free to contact me for more information or to arrange a visit to this excellent 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