

SOLLIERES VAL CENIS - Successful bar-bistro restaurant business for sale

EXCLUSIVE



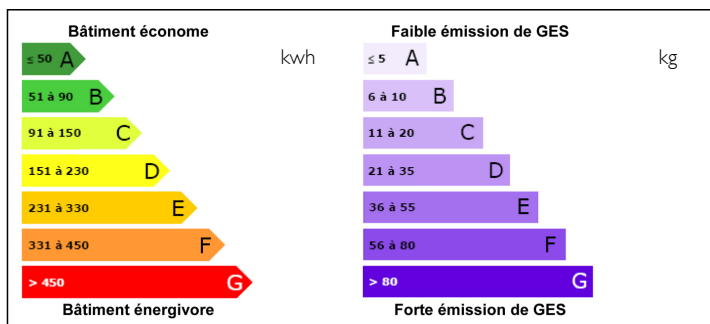
INFORMATION

Town:	Val-Cenis
Department:	Savoie
Bed:	0
Bath:	0
Floor:	333 m2
Plot Size:	0 m2

IN BRIEF

Excellent opportunity to acquire the business of this high quality restaurant located on the main through road in the Haute Maurienne Valley, Savoie, as the seller is ready to retire. The restaurant, a beautifully renovated stable in the mountains, is ready for use and can accommodate around sixty people in two magnificent stone vaulted dining rooms. Outside, a terrace with pergola that can accommodate around 16 people offers a breathtaking view of the mountains. It is very popular with the locals, and tourists looking for a great restaurant... and with an exceptional Google rating of 4.7 out of 5, it's impossible to eat without booking in advance! A large, bright, 3-bedroom apartment in very good condition completes this offer. More information and photos on request.

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.



DESCRIPTION

From the very large car park, you climb 12 steps to a 50 m² terrace with pergola and a capacity of around 16 people. 5 more steps take you to the main entrance, but there is also a step-free access directly into the dining room. The main entrance leads into the bar (full IV licence + operating permit) with stools and a lounge with armchairs and television. The decoration is smart and well maintained with a light coloured tiled floor, exposed beams, wood and stone. The first dining room, equipped with a beautiful open fireplace offering incomparable charm to the room, can accommodate around 45 people. The second adjoining room can accommodate around 15 people.

Exceptional work tools are in place:

- a well-equipped kitchen with recent appliances and an exterior access door,
- a dessert preparation area independent to the kitchen,
- a large bar with coffee machine (under a rental/maintenance contract: the only contract attached to the business),
- a double wine cellar for storing wine at the ideal temperature.

This bar-restaurant is located in a small co-owned building of 9 units, of which 4 which belong to the commercial lease:

Unit n° 1, floor -1, a cellar of 37.7 m² with independent exterior access

Unit n°2, floor 0, the commercial premises of 215.5 m²

Unit n°3, floor +1, the 118 m² apartment, with independent exterior access

Unit n°4, floor -1, a cellar of 20.1 m² for wine storage, with access from the kitchen.

Possibility of acquiring the walls immediately or at...

NOTES