

LA NORMA - Successful games bar-restaurant for sale, ideal location foot of the slopes

EXCLUSIVE

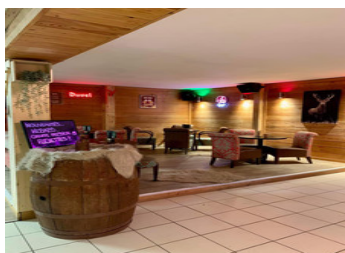
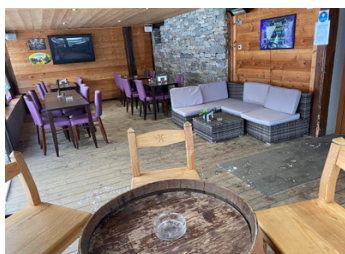


INFORMATION

Town:	Villarodin-Bourget
Department:	Savoie
Bed:	0
Bath:	0
Floor:	180 m2
Plot Size:	0 m2

IN BRIEF

Rare for sale in this popular, easy to access resort in the Haute Maurienne Valley, business of a bar, games and restaurant with a superb location at the foot of the only start of the slopes. Bar restaurant seating around 80 people inside, plus 60 additional seats on the terrace. Bar license IV. Seasonal activity, strong room for development. More information and business accounts 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

Welcome to the ANNEXE, THE popular bar of the 5 000-bed winter and summer resort of LA NORMA, in the Haute Maurienne valley.

This bar-restaurant is located on the GROUND FLOOR of an imposing chalet next to the Mélezet gondola, the only foot of the slopes in the resort. Crepes, pizzas, tacos... everything is possible except for Savoyard specialties in agreement with the restaurant on the first floor of the chalet. The demand for catering exceeds the supply in the resort: customers are guaranteed!

Several bar games are currently in place for additional income without investment: billiards, darts and table football. These games are on deposit, takings are divided 50-50%. The bar is equipped with large screens and a sound system.

No staff to be taken over. The establishment is functional with one person in the kitchen, one in the dining room and a bar/cashier manager (+ one extra during the February school holidays). No contract attached to exploitation.

Commercial lease signed for a period of nine years on 1st December 2021 for the 160 m² commercial premises consisting of the bar room, kitchen and toilets. It can accommodate 80 covers inside, plus an additional 60 seats on the terrace. The terrace is divided into two parts; a covered part which belongs to the business, and a second part which is the subject of a temporary occupation authorization issued by the local authorities.

The following figures were established without opening later than 8:00 p.m.:
2022 (with summer): turnover 134 000...

LOCAL TAXES

Taxe foncière: 2400 EUR

NOTES