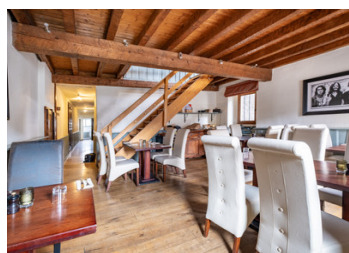


Unique opportunity to acquire business and premises for this well established bar restaurant - Meribel Valley



INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	4
Bath:	3
Floor:	298 m2
Plot Size:	30 m2



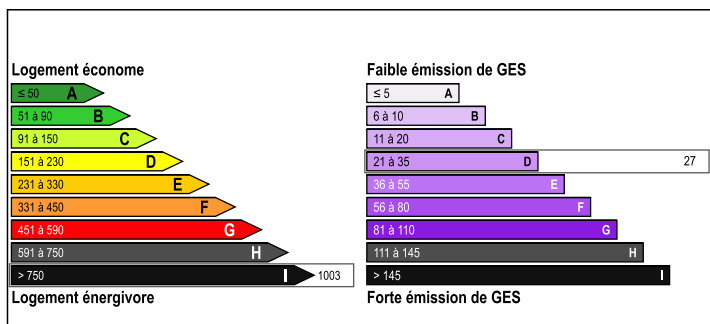
IN BRIEF

Rare opportunity to acquire both the business and the premises of this well-known bar / restaurant located in the charming alpine village of Les Allues in the Méribel valley.

This well-established, popular, year-round business in the village centre benefits from the regular patronage of both the local residents and the additional tourist population present during both Winter and Summer seasons.

The village of Les Allues is linked to the vast Three Valley ski domain during the Winter with direct transport links to Méribel centre. The summer season sees an ever-increasing number of visitors for mountain-biking, road cycling, mountain walking and cultural activities in this spectacular alpine destination.

ENERGY - DPE



Don't hesitate to contact us for further information

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.



LOCAL TAXES

Taxe foncière:	2500 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The main bar area (75,8m²) located on the ground floor provides classic bar service and some restaurant seating. Two separate toilets and wash basin (7,7m²) complete this ground floor level. A staircase behind the bar leads down to the basement storage area (24,4m²), also accessible from the street level to the rear.

On the first floor, the rear of the premises is dedicated to the kitchen and preparation area (40,1m²). To the front of the property on this level, is the main restaurant seating area (29,3m²). A mezzanine level (26,2m²) above this, provide further restaurant seating. Toilet facilities comprising two separate toilets (3,2m²) are also provided for restaurant customers on this level via a corridor (12m²) adjacent to the main kitchen. This level offers a small South facing terrace area suitable for seating a further 10 customers.

The mezzanine on the third floor also gives access to the staff accommodation area (55,09m²) to the rear also comprising independent shared toilet and bathroom facilities (3,5m²).

A loft area on the fourth floor houses an office and further staff accommodation (31,7m² + 20,8m² less than 1m80 in height).

Les Allues is located only a two-hour drive from both Lyon and Geneva airports. During the Winter season flights also operate from Chambéry and Grenoble, a one-hour drive from Les Allues. High speed rail services also come directly into Moutiers station at the in the valley below, only a twenty-minute drive from Les Allues.

Information about risks to which this property is...