

LANSLEVILLARD VAL CENIS - Pizzeria business for sale in the centre of a ski resort

EXCLUSIVE



À vendre

Pizzeria-Bar
73480 VAL-CENIS LANSLEVILLARD

Fonds de commerce

LEGGETT
IMMOBILIER INTERNATIONAL



ENERGY - DPE

DPE not required.

INFORMATION

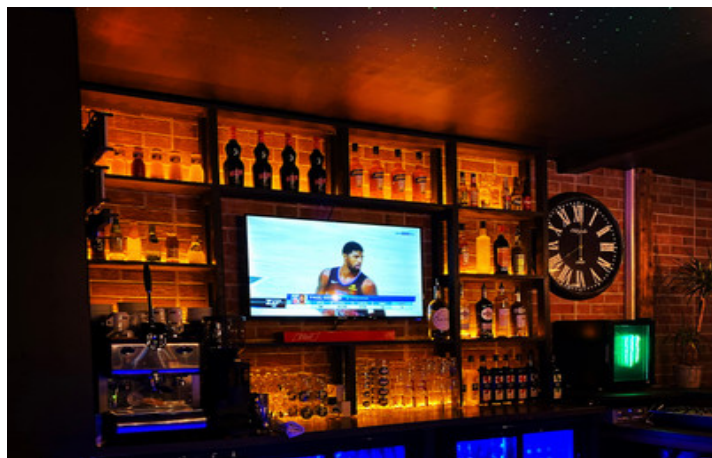
Town:	Val-Cenis
Department:	Savoie
Bed:	0
Bath:	0
Floor:	200 m2
Plot Size:	50 m2

IN BRIEF

Wood-fired pizzeria seating 60 covers inside and 40 outside plus takeaway and sports bar; located in the centre of the village in Lanslevillard, Val-Cenis, a ski resort in the winter and on the road to the popular Col de l'Iseran and the Col du Mont-Cenis in the summer. Close to all shops and car parks. Seasonal activity (December to April, mid-June to September). Commercial lease for 100 m² restaurant, a large 4-bedroom apartment, a studio to lodge staff, garage and cellars renewed in 2022 for 9 years. Completely renovated in 2019. Turnover on constant increase with strong potential for development. Business accounts, more information and photos on demand.

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 habitation: EUR

NOTES

DESCRIPTION

Ideally located in the centre of the family ski resort VAL CENIS, the lease hold for this pizzeria is for sale. The restaurant seats approximately 60 in a modern, industrial style decorated dining room. Outside, the terrace with breathtaking views of the Parc de la Vanoise, overlooking the Arc river, can accommodate up to 40 diners. The restaurant holds an unrestricted alcohol license (license IV).

With car parks, the tourist office and all the shops nearby, this pizzeria is also accessible by public transport and, thanks to its location, benefits from a thriving winter and summer tourist season as well as a well-established local clientele.

The commercial lease for the 100m² commercial space, 100 m² 4-bedroom apartment, 40 m² studio apartment, garage, caves and storage space in a co-owned building was renewed in 2022 for 9 years. No staff to be taken over.

2022 turnover: 163 667 € / gross operating surplus: 2 116 €

2023 turnover: 242 912 € / gross operating surplus: 13 221 €

2024 turnover: 276 037 € / gross operating surplus: 61 794 €

Complete accounts, more information and photos on demand.

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