

## MODANE - Business for sale: Restaurant, Bar, Catering and Takeaway service



## INFORMATION

Town:	Modane
Department:	Savoie
Bed:	0
Bath:	0
Floor:	50 m2
Plot Size:	0 m2

## IN BRIEF

Excellent opportunity to acquire the business of this restaurant-bar with catering services (home deliveries, buffets, cocktail receptions and takeaways), ideally located on the main road of Haute Maurienne, in Savoie. Ready for operation, it offers a seating capacity of approximately 30 covers indoors. Outside, a sunny terrace can accommodate around 30 to 40 guests. Highly appreciated by a loyal clientele of locals and tourists seeking excellent cuisine, this restaurant boasts an outstanding Google rating of 4.6/5 and is featured in Le Petit Futé and Le Guide du Routard. A T2 apartment (1 or 2 bedrooms, depending on needs) is included in the offer. More information, financial statements, and photos available upon request.



## 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

Upon entering through the main front door from the street, you arrive in the restaurant's dining area, which can accommodate approximately 30 guests. The atmosphere is bright and welcoming, featuring modern décor that blends wood and stone. The kitchen is located in a corner of this space and has direct access to the outside. Behind the bar, a door leads to the building, providing access either to the basement storage areas or upstairs to the apartment.

Exceptional work tools in place:

- A well-equipped kitchen with modern equipment and an exterior access door.
- A large bar with a full liquor license (Licence IV), featuring a coffee machine, a beer tap, and new draft lines installed in February 2025.
- A takeaway food dispenser with a 40-meal capacity, placed in front of the restaurant.
- A website, along with furniture, décor, tableware, and more.

This restaurant-bar is housed in a privately owned building with no shared property fees.

The monthly rent is 1,158 € including taxes (VAT recoverable), covering:

- The restaurant
- Two basement storage areas (one dedicated to fridges, freezers, and laundry machines; the other for storing wine, beer, and beverages)
- A residential apartment within the building.

There are no ongoing supply, equipment rental, or procurement contracts, offering complete flexibility. The buyer may choose to retain a full-time waiter on a permanent contract (CDI) and a part-time kitchen/dishwashing assistant, depending on their business plans.

Average revenue over the last three years: 258,776 € (financial statements available upon request). Significant growth potential: The current turnover is

## LOCAL TAXES

Taxe habitation: EUR

## NOTES