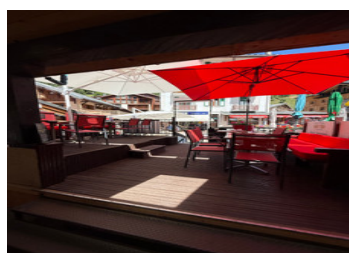


Excellent business opportunity in the heart of Pralognan: : Snack Cafe, Bar with License IV



INFORMATION

Town:	Pralognan-la-Vanoise
Department:	Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



IN BRIEF

Explore this business opportunity in the very heart of Pralognan la Vanoise, the charming two- season station and renowned gateway to the Vanoise National Park. Located in the very heart of the village, this "Snackbar & Cafe" offers very good income potential in its current configuration but as well a great possibility to grow by extending the hours and capitalizing more on the License IV for the bar.

Established in 2019 and outfitted with brand new, professional grade equipment in the kitchen, this Snackbar-Cafe has quickly become the "go -to-destination" for locals and tourists alike . The terrasse and outside tables offer additional seating with stunning views, while the tables inside invite clients to savour the home made snacks , pastries or sandwiches in a cozy atmosphere. The potential to develop this already thriving business...

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

Located in the very heart of the village, this "Snack Cafe Bar" offers very good income potential in its current configuration but as well a great possibility to grow by extending the hours and capitalizing more on the License IV for the bar

Established in 2019 and outfitted with brand new, professional grade equipment in the back of the house, this Snack-bar/Cafe/Bakery has quickly become the "go -to-destination" for locals and tourists alike . Whether it is for a leisurely breakfast with coffee and fresh croissants on the terrace, or a quick bite to eat even in the middle of the afternoon, or just have a beer and chat with the locals, the "Pain Vanoise Gourmandises" found and filled a niche in Pralognan: A place to sit and enjoy good, homemade snacks, pastries, sandwiches and a beverage throughout the day and afternoon.

The terrasse and outside tables offer additional seating with stunning views, while the tables inside invite to savour the daily specials or sandwiches in a cozy atmosphere.

The potential to develop this already thriving business further and with a wider focus is guaranteed through the Licence IV that comes with the location. Its currently operated on a day- only schedule, once the new owner operates the evening hours the increase in sales and revenues will be significant,

The back of the house with its professional grade equipment offers a huge variety of options: the ovens, walk...

LOCAL TAXES

Taxe habitation: EUR

NOTES