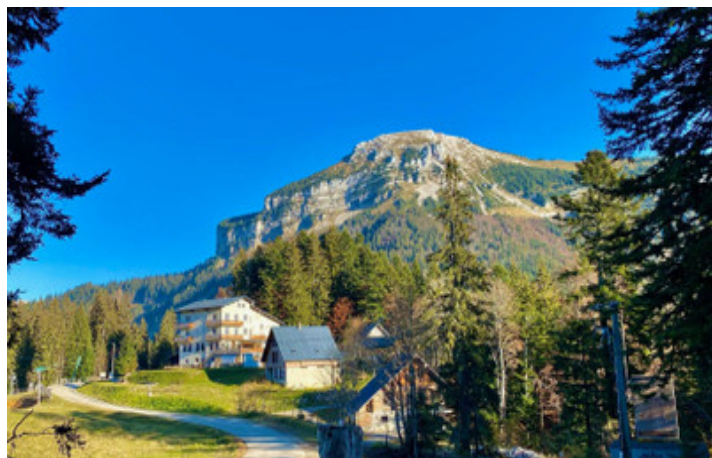


## MOUNTAIN RESTAURANT FOR SALE (FREEHOLD AND BUSINESS) - SARCENAS



### INFORMATION

Town:	Sarcenas
Department:	Isère
Bed:	0
Bath:	0
Floor:	545 m2
Plot Size:	0 m2

### IN BRIEF

Walls and business assets of this charming restaurant with a total area of 545 m2

An exceptional establishment, open year-round, offering an ideal setting to develop a professional activity in the heart of the Chartreuse Natural Park, nestled at an altitude of 1 326 meters, just 20 minutes from Grenoble and 1h15 from Lyon and Geneva.



### 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

Investors, catering professionals, restaurateurs, or couples seeking a career change, discover this rare opportunity to acquire a landmark establishment (freehold and business) located near Grenoble in a well-known tourist area, which has successfully built a loyal customer base and a strong regional reputation.

A place of conviviality and sharing

The restaurant, with its warm atmosphere, welcomes guests into a large, bright dining room seating 90, enhanced by a beautiful fireplace that creates an authentic mountain ambiance. In the warmer months, enjoy two spacious sunlit terraces with an outdoor bar (holding a full liquor license), perfect for panoramic lunches, refreshing breaks, or summer evenings.

A place suited for private events and seminars

With its large, flexible ground-floor hall and outdoor facilities designed for entertainment and nature-based activities, in a green or snowy setting depending on the season, this venue is perfectly suited for:

- Corporate seminars
- Family events (including weddings)
- Themed gatherings (wellness, sports, spirituality, gastronomy, etc.)
- Gourmet stopovers for groups or sports enthusiasts (cyclists, motorcyclists, hikers, etc.)

The property represents a profitable business combined with a secure real estate investment. Additionally, a recently renovated staff accommodation unit adjoining the restaurant may be included in the sale.

Additional accommodation available for purchase

To complement the business, 8 serviced apartments with a total capacity of 54 beds, fully renovated and tastefully decorated in a mountain style, are also

## LOCAL TAXES

Taxe habitation: EUR

## NOTES