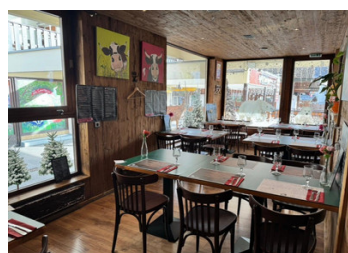
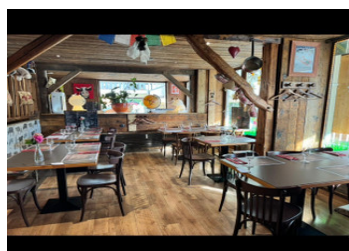
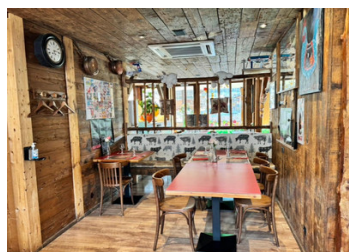
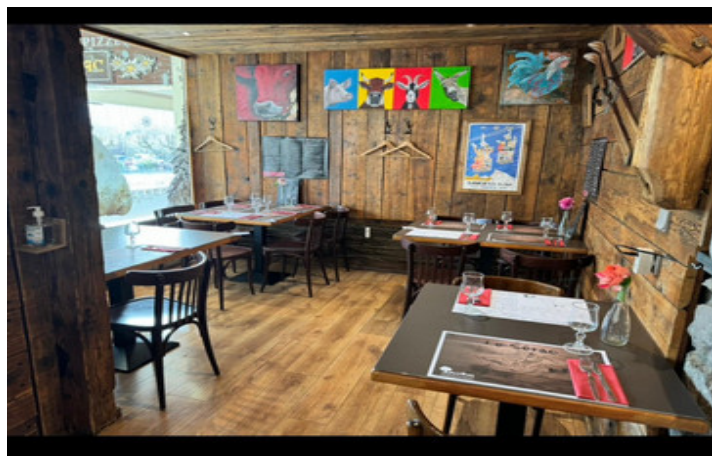


For Sale – thriving restaurant business, Samoëns. Premises also for sale separately.



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	120 m2
Plot Size:	0 m2

IN BRIEF

A rare opportunity to acquire a thriving, well-loved alpine restaurant with proven profitability and growth potential.

All serious enquiries/offers will be considered

Licence III + Licence GR (Grande restauration) to include all materials and equipment necessary for the continued running of the business.

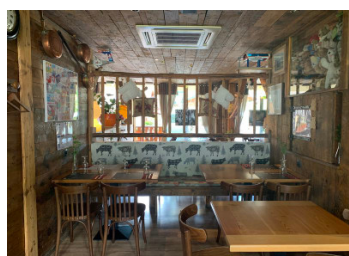
The restaurant has been fully renovated and seats 80. In summer, a further 40 seats are available outside.

Highlights:

- Location: Central Samoëns – high tourist footfall
- Reputation: Strong online reviews (TripAdvisor ~4.2), loyal local & tourist clientele
- Layout: Adaptable for couples, families & groups
- Menu: Savoyard classics (fondue, raclette,

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

This business benefits from a long summer and winter tourist season, but also caters for a well established local clientele base. Therefore, it has the potential to be open all year round to further increase its profitability.

Over two levels: first floor restaurant and kitchen and lower floor, storage.

The current owners will be happy to assist the new owners to ensure a smooth handover for an extended period.

Centrally located and close to the ski bus and shops.

Monthly rent is 3200 € HT. There is one permanent employee on a rolling annual contract with several years of experience.

The premises may also be purchased, please inquire if interested.

More details:

- Yearly business earnings: c. 500 000 Euros
- Running costs: c. 160 000 Euros

The restaurant is located in the beautiful Giffre Valley. This provides easy access to the impressive Grand Massif ski area with its 265 km of snow-sure pistes. The Giffre River runs through the valley and there are several lakes which provide the focal points for some of the numerous stunning hikes and walks in the area. The valley is busy and vibrant all year round, especially in summer with an impressive range of restaurants, cafes and bars catering to all tastes as well as a widely varying selection of shops and other amenities. In addition to the Grand Massif ski area, the Portes du Soleil is not far away, around 30 minutes by car to Les Gets and Morzine.

Geneva: 50 kms

LOCAL TAXES

Taxe habitation: EUR

NOTES