

Fonds de commerce restaurant, superb town center location.. Year round Local and loyal customer base.

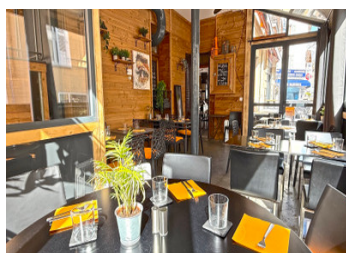
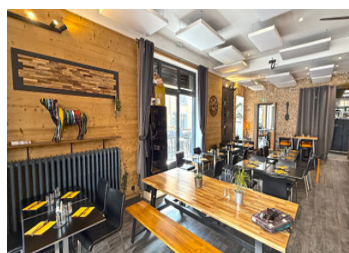
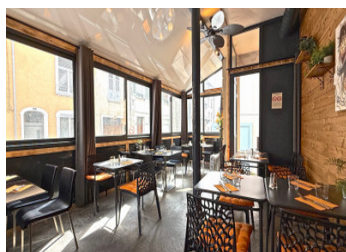


## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Le Bourg-d'Oisans |
| Department: | Isère             |
| Bed:        | 0                 |
| Bath:       | 0                 |
| Floor:      | 123 m2            |
| Plot Size:  | 28 m2             |

## IN BRIEF

This excellent town centre restaurant is a prime dining establishment known for its traditional French cuisine and welcoming ambiance. It boasts a central location in the pedestrian area, drawing in a loyal customer base with consistently high ratings. The restaurant features a rotating menu made from fresh ingredients, ensuring a unique culinary experience for guests.



## 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

With a total capacity of 130 covers across its main hall, conservatory, and outdoor terrace, the restaurant is well-equipped to handle high demand, serving up to 200 customers daily during peak summer periods. It operates year-round, five days a week, with only six weeks off during quieter seasons. Additional benefits include a License IV, allowing for the sale of alcoholic beverages, and the possibility of renting a three-bedroom apartment above the restaurant for seasonal staff. Its prime location, excellent food, and strong reputation make it a standout dining destination in the area.

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

## NOTES