

Business - restaurant/pizzeria for sale in a strategic location attracting strong local and passing trade.

EXCLUSIVE



INFORMATION

Town:	Allemond
Department:	Isère
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	25 m2

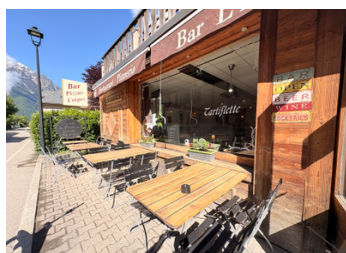
IN BRIEF

This restaurant/pizzeria, with a surface area of 100 m2, offers seating capacity for 55 guests indoors, as well as 30 additional seats on the terrace.

The establishment also has a Category IV liquor license.

The property includes:

- a dining room,
 - a bar area,
 - a pizza oven,
 - a fully equipped kitchen,
- several storage rooms and reserve areas.



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

This business benefits from a strategic location in Allemont, in the heart of the Oisans region, between the resorts of Vaujany, Oz-en-Oisans and the access roads to the legendary Croix de Fer and Glandon mountain passes.

The village enjoys strong tourist activity throughout the year:

- in winter, thanks to the Alpe d'Huez / Vaujany ski area,
- in summer, with cycling and motorcycle tourism linked to the famous Alpine passes and Tour de France routes.

This attractive location allows for year-round business opportunities and a steady flow of visitors across multiple seasons.

The establishment appeals to a diverse clientele :

- local residents,
- winter sports tourists,
- cyclists,
- motorcyclists,
- hikers and outdoor enthusiasts.

An ideal location to develop a business in a highly sought-after and growing tourist area.

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

NOTES