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# Bar Restaurant Altitude 1110

**Bellevaux, Vallée Du Brevon, Alpes du Léman**

**85 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	85 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	02/09/2024
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Bellevaux
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	120 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Ski access</b>	On piste
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Located in the hamlet of Les Mouilles, Bellevaux, this bar/restaurant is situated at the base of the ski pistes of Hirmentaz and 100 metres from the cross-country ski area.

This is the sale of rights to an established and thriving business which includes the rental contract of the property and ownership of all the equipment.

There is a total of +/- 120m<sup>2</sup> on two floors. On the ground floor is the bar/restaurant, the second seating area, the terrace, kitchen, pizza oven and public toilets. The first floor has a one-bedroomed apartment with bathroom which is currently used for storage. There are 2 entrances and plenty of parking in front of the restaurant.

The purchase is for the rights to the business and the materials and equipment to run the business. It has achieved a turnover of just under 140,000€ per year. The restaurant comfortably seats 70 people inside and terrace seats 50. Peak weeks in the ski season can see 280 covers in one day, however the business is operational all year.

The monthly rent is 880€, all services are additional. All health and safety checks are up to date.

The income comes from the local community, offering a daily 'Plat du jour' and the tourist business when in season. As such the future owner would need to be a fluent French speaker in order to maintain the existing customer base.























