

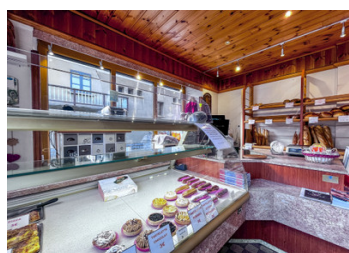
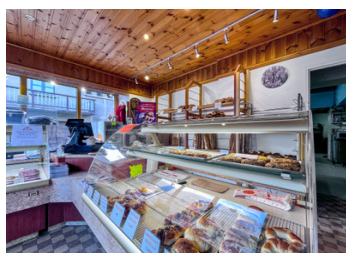
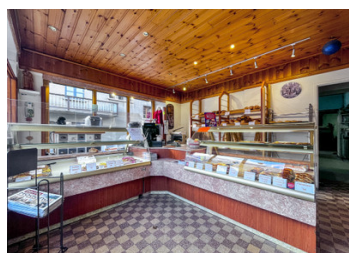
## TERMIGNON VAL CENIS and MODANE - Successful bakery business with two shops

### EXCLUSIVE



### INFORMATION

Town:	Modane
Department:	Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



### IN BRIEF

Excellent opportunity to acquire the business of this bakery with two points of sale; one adjacent to the bakery in Termignon Val Cenis, and the second, on the market square in Modane, as the seller is ready to retire. The bakery has been in business for 30 years, is a well oiled machine and ready to be taken over immediately. A large bright T3 duplex apartment above the shop in Modane in excellent condition completes this offer as well as a studio apartment above the bakery in Termignon. Popular with locals and tourists looking for good bread and cakes! Business accounts, more information and photos available on request.

### ENERGY - DPE



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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

TERMIGNON: the only bakery in this authentic village in the VAL CENIS ski resort, well located on the dynamic main square (tourist information office, bar, restaurant, supermarket, etc.). A family ski resort in winter at the gates of the Vanoise National Park in summer, this business benefits from tourism in both the summer and winter.

Exceptional tools are in place:

- A 28 m<sup>2</sup> well-equipped patisserie laboratory
- A well-equipped and well-maintained spacious bakehouse of 45 m<sup>2</sup>
- A 22m<sup>2</sup> fully equipped shop
- A 20 m<sup>2</sup> office
- A terrace with pergola on the village square.

Standard commercial lease renewed in 2016 for 9 years to rent the premises including the studio apartment over the bakery.

## NOTES

MODANE: 17 km (21 minutes) from the Termignon bakery is this beautiful, functional and bright shop on the market square next to the town hall. This town is on the axis towards Italy (via the Fréjus tunnel or the Col du Mont Cenis) and the main road to the Haute Maurienne in Savoie, serving the ski resorts of Val Cenis, Valfréjus, La Norma, Aussois .... Good footfall as a result of the construction of the Lyon/ Turin railway tunnel (work planned until 2030) has enabled constant growth in turnover.

Here you will find:

- A shop of approximately 30 m<sup>2</sup> tastefully renovated,
- A office/ back area of approximately 25 m<sup>2</sup>,
- An internal staircase which leads to a large T3 duplex apartment of approximately 100 m<sup>2</sup>,
- Several cellars for storage, one with a large cold room

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