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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Luxury Commercial Ski Lodge

La Clusaz, La Clusaz, Aravis

3 244 500 €uros



Contact

Contact **Steve Elsdon** about this property.

Tel: +33 6 15 04 25 18

Email: elsdon@alpine-property.com

Key Features

Price	3 244 500 €uros
Status	SOLD
Last updated	08/05/2015
Area	Aravis
Location	La Clusaz
Village	La Clusaz
Bedrooms	8
Bathrooms	8
Floor area	380 m²
Land area	5000 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Open fire
Ski access	On piste
Nearest skiing	400 m
Nearest shops	4 km
Garden	Yes
Garage	Triple
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A stunning 380m2, 8 bedroom/bathroom recently renovated farmhouse with jacuzzi and sauna, 5000m2 of land, 3 car garage and heated driveway, next to the pistes and lifts in the fast-rising ski resort of La Clusaz. Has run as a very successful 5-star ski lodge for the last 5 years with a 2013 €200k p.a. turnover.

An outstanding example of modern Alpine architecture married to the charm of the past in this majestic converted farmhouse sitting just above the Etale telemix lift and pistes, with panoramic views down the Aravis valley towards nearby La Clusaz with it's 5 star hotel and streets of restaurants bars and clubs. Only 1 hour from Geneva airport and 40 minutes from Annecy lakeside this beautiful property is perfectly positioned for summer and winter holidays.

It is currently operating as a 5 star, fully staffed ski lodge with turnover of over €200000 a year, earning around 4% net p.a. for the current owner/operators who propose continuing to manage and market the chalet on their behalf while reserving them any periods for themselves.

More details on how to set up as a fiscally advantageous 'para-hotellerie' that allows you to recuperate all VAT, available on request.

The chalet is configured:

Ground level: Entry hall, hammam, massage room with shower room and separate WC, 2 double ensuite bedrooms with lounge area. Exterior sunken hot tub with panoramic valley views. Heated driveway

1st level: 6 beautifully appointed double ensuite bedrooms, 1 with separate connected kids sleeping area. Guest bathroom and WC.

Top level: Vast open plan lounge and dining and kitchen area with open fire. Enormous picture windows overlooking the Aravis valley out front and leading onto a south facing 30m2 raised terrace and BBQ area

surrounded by unspoilt alpine pasture.

Further technical information on materials, equipment and systems available on request from Steve.











