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# Chalet La Joyère

**Le Grand Bornand, Le Grand Bornand, Aravis**

**998 000 €uros**



## Contact

Contact **Pernille Porte** about this property.

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# Key Features

<b>Price</b>	998 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	23/03/2015
<b>Area</b>	Aravis
<b>Location</b>	Le Grand Bornand
<b>Village</b>	Le Grand Bornand
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	336 m²
<b>Land area</b>	1500 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Open fire
<b>Ski access</b>	On piste
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	1100.00 Euros
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

If you dream of owning a restaurant on the ski slopes, then you should take the time to visit Restaurant La Joyère, situated on the pistes of Grand Bornand. South facing and nestling into the mountain in a sheltered spot, this restaurant enjoys a beautiful and peaceful location with breathtaking views. The top of the Joyère cable car, plus the take-off point for the chair-lift and several drag lifts, is just 30m from the restaurant.

With opening hours in line with the piste opening times, the restaurant currently offers a basic menu with rapid service. The new owners may wish to create a new type of restaurant here or to continue with the current philosophy which attracts largely family clientèle, as the restaurant is situated at the foot of a beginner slope. The restaurant is fully equipped and ready to go.

The 336m2 of floor area, is spread over 3 levels as follows:

Garden level (150m2):

Independent apartment with living room/kitchen, bedroom with en-suite bathroom, further bedroom. The apartment opens directly onto a large decked terrace and private garden. Also on this level are 2 large storage rooms plus the customer toilets. There is a large cave (cellar room) which could be used for garaging a snow-blower and/or snow-mobile.

Ground floor (137m2) :

Restaurant (for 70 covers) with large open fireplace and double height ceiling, bar, large fully equipped and fitted kitchen. Outside, there is a vast terrace with seats for up to 150 people (and the possibility of increasing this number) plus 30 reclining deckchairs. The terrace enjoys magnificent views over the village of Le Grand Bornand.

First floor (49m2):

The owner's private area comprises a mezzanine overlooking the restaurant, 2 bedrooms and a shower room.

All the electrics were re-done in 2011 and much of the kitchen equipment has recently been replaced. A new septic tank was also installed in 2011. The roof will be re-done in summer 2015.

The property has a land area of 1500m2 and access is either via the ski lift during the season, or by car to parking

which is less than a 10 minute walk from the restaurant in winter. As soon as the snow melts, there is vehicle access right up to the chalet.

The current owners have run the business for 30 years but are now about to retire.





























