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# L'Emporté

**Saint Jean d'Aulps, St Jean d'Aulps & Vallée, Portes Du Soleil**

**90 500 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	90 500 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	29/02/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Floor area</b>	50 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	5 m
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	950.00 €uros
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated in the heart of the ski resort, adjacent to the ski lift and at the foot of the home run, this commercial premises could not be better situated!

Currently run as a snack bar and takeaway, the premises could alternatively be used for the operation of a retail outlet, laundrette, beauty salon, or almost any other commerce you care to think of! All commercial uses are permitted, so long as the business is not dangerous or insalubrious, nor may the running of the business cause an inconvenience to the residents of the building with noise or smells.

The premises is split over two levels; ground floor and basement, with a floor area of approximately 25m<sup>2</sup> each (50m<sup>2</sup> total). Currently, the ground floor space is split into a food preparation area and customer service area. Downstairs in the basement, there is approx 25m<sup>2</sup> of storage, plus a WC. Outside, a small terrasse allows for a handful of tables and chairs for customers to enjoy their food and drink whilst taking in the fresh air and mountain scenery, or for keeping an eye on the kids on the ice rink in winter!

The resort is dual season, with the ski lift running daily both winter and summer. The family-oriented area attracts thousands of visitors a year, appealing to skiers, bikers and nature-lovers alike. With a growing number of summer activities in-resort (e-bike trails, off-road scooter hire, downhill go-karts) and out-of-season visitors enjoying a weekend away, there is the potential for a thriving business in this premises. An opportunity not to be missed!







