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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

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Le Nouveau Savoyard

Bellevaux, Vallée Du Brevon, Alpes du Léman

850 000 €uros



Contact

Contact **Anna Allen** about this property.

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Key Features

Price	850 000 Euros
Status	SOLD
Last updated	08/12/2021
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Bellevaux
Bedrooms	6
Bathrooms	2
Floor area	220 m²
Land area	1500 m²
Heating	Oil fired central heating
Ski access	On piste
Garden	Yes
Garage	None
Drainage	Septic tank
Energy efficiency rating	F (282)
CO2 emissions	F (84)
Agency fees	Paid by the seller

Property Description

THE STRUCTURE

The building was a small chalet originally and extended to create the existing commercial layout in 1988. Further work in 2018 provided staff accommodation on the 1st floor. The property is located on the ski pistes of Hirmentaz, accessible by tarmac road in summer and 200m from the nearest parking in winter.

There is plenty of scope for further development to provide more seating and/or accommodation. A 'Gite' or Chalet/Hotel would be feasible. Situated on a plot of land of 540m², there are 3 further plots of unattached land included in the purchase which equate to approximately 1500m².

On the ground floor there is a bar area accessed from the terrace with WC's for the clientèle. Also the main dining area, a second dining area and the kitchen and storage area. The 1st floor can be accessed by two separate staircases, one area has 2 bedrooms a shower/WC and small kitchenette, the other has two staff bedrooms and a shower room/WC with washing and drying machines. This floor area is approximately 43m², 29m² of which has a ceiling height below 1.80m, its layout allows for flexibility in use. Beneath the property is a large cellar and store area, also with 2 staff bedrooms. Above the bar another terrace exists.

THE BUSINESS

Due to the proximity to the ski station, this is NOT just a piste restaurant; it is open in the evening. The terrace can seat 120+ in winter, the bar can seat 15 and the two dining areas 45. The location is perfect right on the main ski piste and near 2 strategic ski lifts. Full licences are included in the sale, contacts and suppliers will be provided and a hand over period can be arranged. Hygiene and Fire regulations are up-to-date. Recently the business has only operated during the winter and has done exceptionally well, the summer business (if exploited) would provide a very good income.

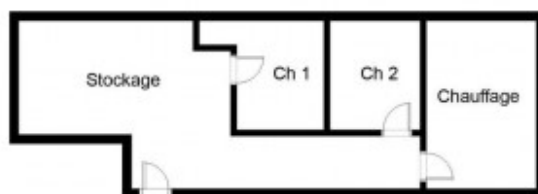
THE EQUIPMENT

The property comes fully furnished and equipped to run the bar/restaurant. This represents thousands of Euros of professional catering equipment, a 'ski-doo' is also included.

THE AREA

Hirmentaz/Les Haberes is a small family ski area with 54km of ski pistes between 1000m and 1650m. It is open from December to the end of March in winter. Some lifts open in summer and the walking trails are very popular. The resort is situated in the Alpes de Leman, just South of Lake Geneva, it has appeal to holiday goers and

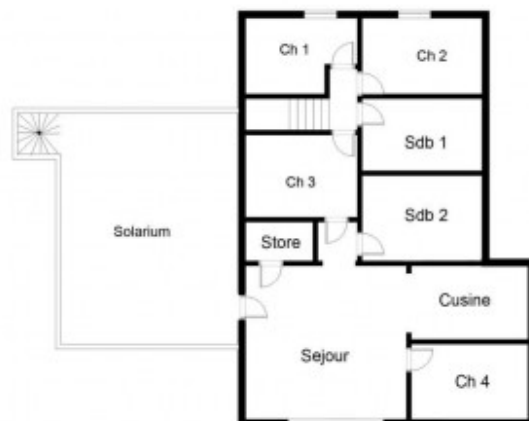
weekender's alike, Geneva is only 30km away.



Ce plan d'étage, y compris le mobilier, les accessoires fixes, les appareils et les dimensions indiquées, est approximatif et fourni à des fins d'illustration seulement.



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