

GREAT business opportunity - invest in a unique complex of a chalet, a shop and apartments - Three Valleys



## INFORMATION

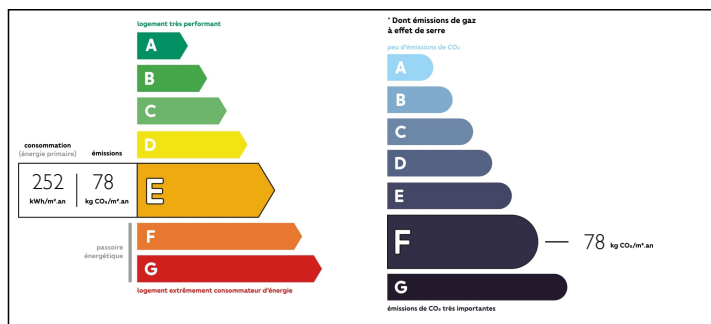
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	22
Bath:	17
Floor:	1 100 m2
Plot Size:	0 m2

## IN BRIEF

Located in the traditional mountain village of Le Bettex, this impressive complex comprises of 3 entities is just 200m from the Bettex chairlift allowing access to the extensive 3 Valleys ski area. The complex is made of : A chalet of approximately 220sqm Commercial premises and a ground floor apartment A residence with 6 apartments, a reception area, a laundry area, a storage room and a utility room.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

The first is a spacious chalet, built using local stone and wood, in keeping with the traditional architecture within this authentic mountain village. The chalet is split across three floors. As you enter the chalet on the first floor, you will find a dining area down the hallway to your left, a spacious lounge area to your right and a kitchen. The second and third floors each feature 4 spacious en-suite bedrooms.

The second entity is a commercial space on the ground floor (currently run as a ski shop; an already established business with a proven track record) in a prime central village location.

The space also offers an additional apartment on the ground floor!

The third unit is split into 5 apartments:

The first two apartments feature 3 bedrooms and 2 bathrooms across 85m<sup>2</sup> and can sleep up to 8 people.

Two of the apartments have 2 bedrooms and 1 bathroom across 45m<sup>2</sup> and can sleep up to 6 guests. And the fifth and final apartment within the unit boasts 3 bedrooms and 3 bathrooms across 140m<sup>2</sup>, sleeping up to 8 people. In this unit you will also find a reception area, a laundry area, a 2 bedroom apartment, a storage room and a utility room.

The whole complex combined can sleep up to 70 people in total and has a proven rental record, last season filling up to 80% of the beds available. This versatile complex is a great opportunity to take on a...

## NOTES