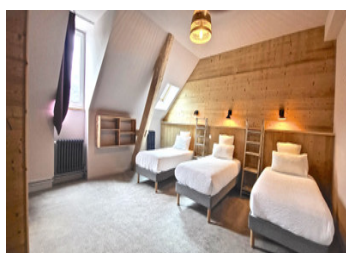
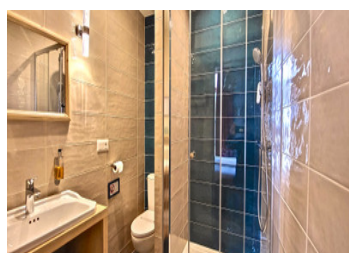
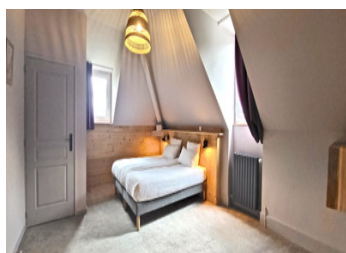
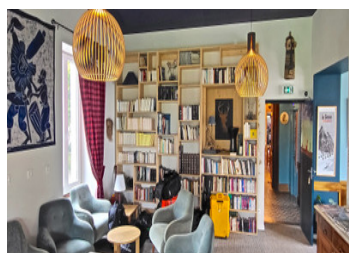
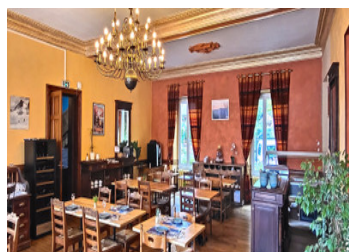


Beautiful 3-star Hotel, 29 rooms, the heart of Alpine Cycling and Skiing. Bourg d'Oisans / Alpe d'Huez



## INFORMATION

Town:	Le Bourg-d'Oisans
Department:	Isère
Bed:	28
Bath:	28
Floor:	1344 m2
Plot Size:	1100 m2



## IN BRIEF

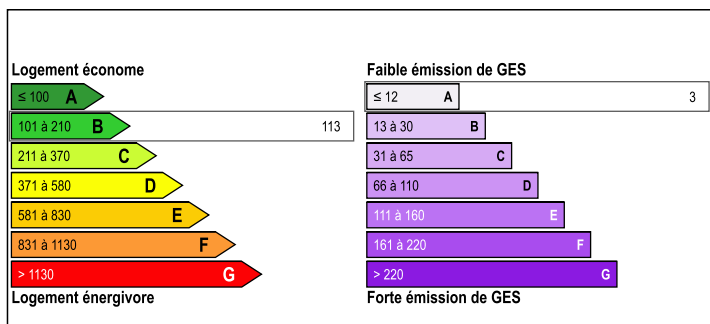
The Hotel.

The hotel sits on a plot 2594m2 with spacious mature garden, private parking and secure cycle garage. The building alone has a total usable surface area of 1344m2. The ground floor comprises an entrance hallway, reception area, dining room, kitchen, bar, lounge area, veranda and large outside sun terrace.

The 28 rooms are spread over three floors and all have been renovated to a high standard. Each room has an ensuite bathroom and separate private WC. Wheelchair access has been provided by the installation of a lift from the car park level. There is also an internal elevator to service the various floors. There is a separate apartment that can also be let giving a total of 29 rentable rooms.

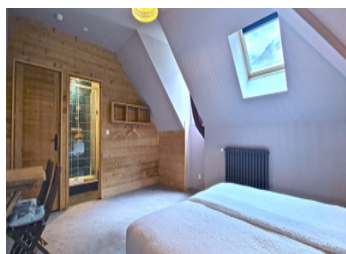
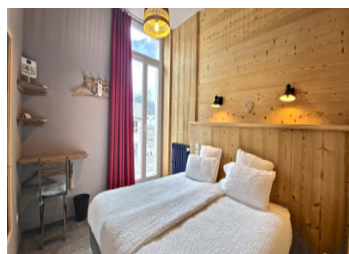
The basement comprises a large storage area, male

## 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.



## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This beautiful hotel in its 100 year old setting has recently undergone a complete renovation and make over to modern standards. Many of the classic features of the building have been kept in order not to forget the historical significance of this local landmark. The hotel is known around the world, by cyclists in particular, as it is located in the Mecca of Alpine cycling, Le Bourg d'Oisans, at the foot of the famous 21 bend climb to Alpe d'Huez. Over the decades the hotel has developed a clientele from around the world many of whom return regularly to their cycling heaven.

The largest and closest ski resort is Alpe d'Huez, well known by skiers as the Island in the sun for its 300 days sunshine per year. And after many years in the planning the link from Bourg d'Oisans and Alpe d'Huez has finally been approved and will be ready for 2025. The Hotel is located only 200 meters from where the departure of the gondola will be. This will revolutionise the area not only in winter but in summer as well due to the speed of access to the main station. Hotel Oberland is in a prime position to capitalise on the major change this will bring to the area.

Hotels like the Oberland rarely come on the market. This is a once in a lifetime opportunity to become part of alpine cycling history. Major investment in the area is...