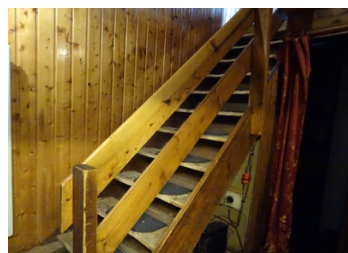


Fabulous chalet/restaurant to be renovated overlooking the telecabine in Vallandry, Les Arcs



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | LES ARCS |
| Department: | Savoie   |
| Bed:        | 0        |
| Bath:       | 0        |
| Floor:      | 90 m2    |
| Plot Size:  | 0 m2     |

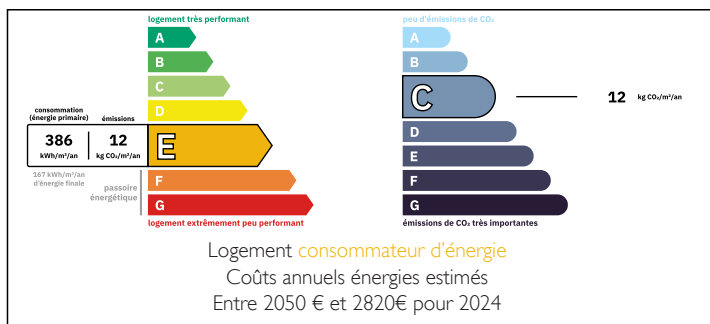
## IN BRIEF

An opportunity to create your own dream chalet in one of the world's great ski areas, Paradiski. This property is in a prime position overlooking the Vallandry chairlift and is accessible by car with parking very close by. Currently a restaurant, the accommodation is over 3 levels and paperwork is in place to allow a change of use into private accommodation.

There is also land to the front of the chalet that will become constructible and the purchaser of the property will be given first option on this land—guide price 550,000 euros—ask for details.

Vallandry is a pretty village linking into all of high altitude Les Arcs and via the Vanoise Express cable car, all of La Plagne as well. The joint Paradiski ski domain is one of the world's largest ski areas.

## 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 current layout of the restaurant has storage wine cellar, kitchen and toilets on the lower floor, bar area and kitchen on the middle floor and restaurant seating on the top floor.

A possible layout, suggested by the owner, could be:

### LOWER FLOOR.

Entrance hallway.

1 bedroom ( possibly 2) + bathroom.

### MIDDLE FLOOR.

2 bedrooms + bathroom.

### TOP FLOOR.

Master bedroom + living area with balcony.

The above is just one suggestion; options are flexible.

The chalet is accessible by road with parking close by.

Properties either side of the chalet have been renovated or are in the process of being renovated.

A dream project for someone.

HAPPY SKIING.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES