

Hotel, restaurant for sale with 22 rooms, right in the centre of the village of Abondance in Haute Savoie.



INFORMATION

Town:	Abondance
Department:	Haute-Savoie
Bed:	22
Bath:	0
Floor:	711 m2
Plot Size:	71 m2

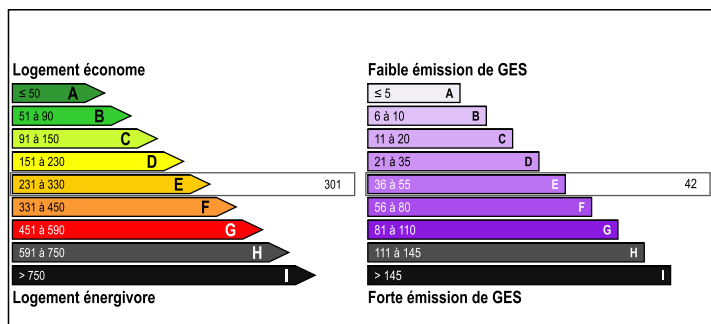
IN BRIEF

The location of this hotel-restaurant is its main asset. Strategically nestled in the heart of the village of Abondance, this mountain establishment spans 711 m².

It features a large bar area, a restaurant/breakfast room with a capacity of 40 to 50 places, a kitchen and an office. Two terraces. Upstairs there are 22 bedrooms and a large social room. But what makes this establishment truly exceptional is that it attracts a diverse clientele all year round. A paradise of sporting and adventure activities, even more so than skiing in this region, ensuring a high occupancy rate throughout the year, it is nonetheless located at the gateway to one of Europe's largest ski and mountain-biking areas, 'Les Portes du Soleil'. Offering guaranteed profitability and a golden opportunity for a couple looking to invest in a fulfilling entrepreneurial project with an...



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

Imagine a pretty village nestled in the heart of the French Alps, where authentic mountain charm blends harmoniously with a range of dynamic year-round activities.,with local shops, schools from nursery to high school, and numerous associations Welcome to the Evian/Vallée d'Abondance region. Strategically located 1 hour 10 minutes from Geneva, and just 30 minutes from Lake Geneva.

This typical Haute-Savoie building offers friendly comfort to welcome a loyal clientele, whether local, French or international.

and is composed as follows:

Ground floor: An entrance hall leading to an office, a restaurant seating around 50 people, a bar seating around 30 people with a terrace seating 15, a catering kitchen and disabled facilities.

First floor: 6 bedrooms, each with a bathroom or shower room with WC, and a social room opening onto a terrace with a staircase leading to the ground floor terrace from the outside.

Second floor: 8 bedrooms, each with en suite bathroom or shower room with WC.

Third floor: 8 bedrooms, each with its own bathroom or shower room with WC.

Basement: A ski storage area, a laundry room, a boiler room, food and storage areas, two wall-mounted fridges and a freezer room.

This is the only hotel-restaurant in the village that operates at full capacity, with a large local clientele, supported by a year-round population and a well-known market, summer and winter, autumn and spring, offering guaranteed profitability and a golden opportunity. The potential for development is significant, in both the restaurant and hotel sectors, ideal for a couple looking..