

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 m ²
Plot Size:	71 m ²

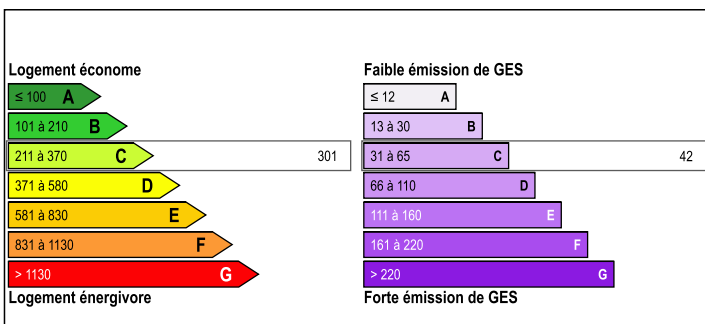


IN BRIEF

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...

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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..