

Exceptional Bar restaurant property and business in prime, central location, Meribel Mottaret, Three Valleys



## INFORMATION

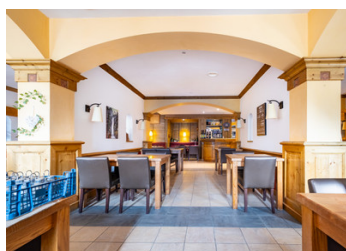
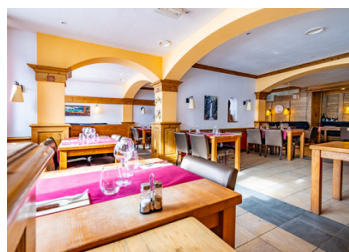
Town:	Les Allues
Department:	Savoie
Bed:	2
Bath:	3
Floor:	43 m2
Plot Size:	0 m2

## IN BRIEF

We are pleased to present this well-established bar-restaurant with an established clientele in the Méribel Valley including both seasonal visitors and local residents. This unique commercial premises also offers numerous transformation possibilities with its 479m2 of floor space over 2 floors also offers numerous possibilities for conversion or redevelopment, with its 479m2 over 2 floors.

Strategically positioned in the heart of the Trois Vallées and the Méribel valley, this bar/restaurant premises, with high visibility, offers a rare opportunity to acquire a position in one of the world's most popular mountain destinations.

Contact us today for more information and to arrange your visit. Opportunities like this don't come along very often.



## ENERGY - DPE

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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 layout of these commercial premises is as follows. A total usable area of 479m<sup>2</sup> on 2 floors, comprising :

Ground floor;

- South-facing terrace with seating for 56
- Interior restaurant with seating for 60
- Bar area
- Kitchen with cold room

Basement level:

- WC x 2
- Miscellaneous storage rooms

Attached 43m<sup>2</sup> apartment comprising :

- 2 bedrooms
- Bathroom
- Living room with kitchen area

Mottaret is the high altitude ski location in the Meribel Valley. Situated at 1850m, Mottaret benefits from an earlier start to the ski season and a later finish. Its position on the major access link between the 3 Valleys allows for a high footfall volume.

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Co-owned building of 415 units  
Provisional annual charges: 4188€

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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