

Commercial unit for sale in well positioned development right beside new 4 star hotel in heart of Briançon



INFORMATION

Town:	Briançon
Department:	Hautes-Alpes
Bed:	0
Bath:	0
Floor:	179 m2
Plot Size:	0 m2

IN BRIEF

Spacious commercial lot on ground floor of new project to be delivered in 2027. Set in an excellent location next to Briançon's first major 4* hotel and close to the telecabine for the ski area.



ENERGY - DPE

DPE not required.

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

This large commercial unit will be ideally located on the ground floor of a brand new development which will begin construction in spring 2025. The building will be delivered in 2027.

The unit will come with an underground parking space and the possibility of extra storage space if necessary. The unit will be delivered "brut", and all interior decoration will be up to the new owner.

The site is right beside Briançon's first major 4 star hotel, which is just 200 m from the Prorél Telecabine, which links to the rest of the Serre Chevalier Ski domain.

The unit can be used for any kind of commercial enterprise including ski shop, restaurant, or bar.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Briançon is a picturesque alpine town in the French Alps, renowned for its stunning mountain scenery and rich history. Nestled at an elevation of 1,326 meters, it boasts a unique blend of medieval architecture and modern amenities. The town is famous for its well-preserved fortifications, which are UNESCO World Heritage sites, and its vibrant culture, featuring charming cafes and local shops. Briançon is also a hub for outdoor enthusiasts, offering year-round activities such as skiing in the winter and hiking in the summer, making it an ideal destination for nature lovers and adventure seekers alike.

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