

## La Grave – Exceptional Commercial Property with Private and Staff Accommodation

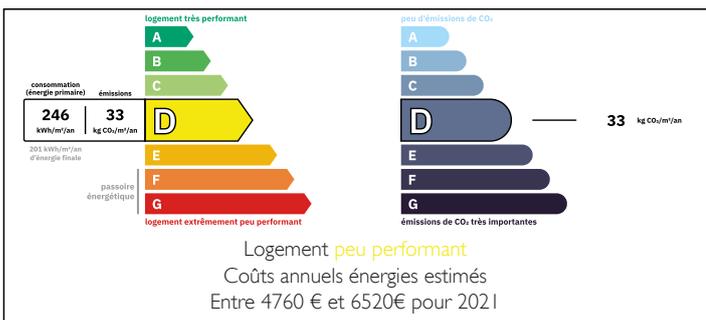


## INFORMATION

Town:	La Grave
Department:	Hautes-Alpes
Bed:	4
Bath:	3
Floor:	211 m <sup>2</sup>
Plot Size:	50 m <sup>2</sup>



## ENERGY - DPE



## IN BRIEF

Prime location opposite the ski lift to La Grave's world-renowned off-piste domain.

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

A rare opportunity to acquire a beautifully maintained commercial property in the heart of the iconic alpine village of La Grave. Set directly in front of the ski lift, this charming building blends traditional alpine character—exposed stone, timber detailing, and a classic larch roof—with practical modern upgrades.

### The Property

This versatile property comprises a fully-equipped ground floor restaurant/bar space and two upper floors of residential accommodation. The layout includes:

- Ground Floor: Restaurant area with a spacious stone terrace and an outdoor serving cabin. The terrace offers uninterrupted views of La Meije and its surrounding glaciers, seating up to 20 guests outside and a further 30 inside. The professional kitchen is fully fitted for commercial use, and there is ample storage space in the stone cellar caves—ideal for stock, wine, and freezers.
- First Floor: Two independent studio apartments with rear access, perfect for staff accommodation.
- Upper Floors: A bright and airy two-bedroom apartment featuring a bathroom, wood-burning stove, and large windows that frame the breathtaking alpine views.

### Key Features

- Prime position in front of the ski lift
- Licensed premises with flexible use (restaurant or bar)
- Outdoor and indoor dining areas
- Full commercial kitchen and storage caves
- Staff studios with private access
- Spacious 2-bedroom owner's apartment
- Traditional alpine architecture with modern comforts

The business has not operated for the past year, as the current owners are retiring. The sale includes the building and essential equipment for reopening but does not include business goodwill.

This is a unique opportunity to invest in one of the Alps' most authentic and iconic mountain

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES