

Great business opportunity in excellent location in the heart of Moutiers pedestrian zone

EXCLUSIVE



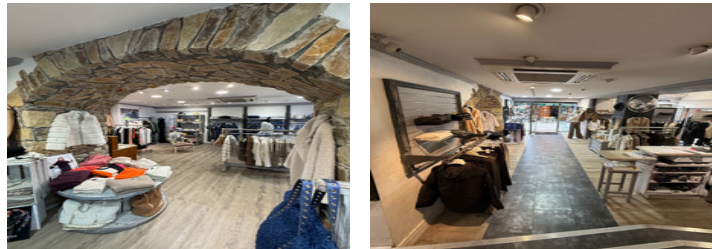
INFORMATION

Town:	Moûtiers
Department:	Savoie
Bed:	0
Bath:	0
Floor:	96 m2
Plot Size:	0 m2



IN BRIEF

Excellent business and investment opportunity in the very heart of Moutiers. Discover the walls of this well established commercial in the center of the Moutiers pedestrian zone Grand Rue. The location guarantees a high pedestrian frequency, just steps away from the Cathedral and the Market, on an intersection to downtown parking and with a passage leading to the main pedestrian bridge across the river right behind it.



The walls also include a one bedroom apartment above the store that is currently used as storage but that will serve as owner accomodation or office, with separate access from the passage next to the building.



The clothes store with 3 large, well visible showcases towards the pedestrian zone, has been established in 2007, and boosts a very fidele clientele and great sales numbers.

Other uses of the entire premises...

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

Discover this great business and investment opportunity in Moutiers, the Gateway to the Tarentaise and Vanoise.

The historic town perched alongside the banks of the river Isere and the confluence of the Doron and Isere, with its century old historic center, the cathedral and its cobblestones streets, has gained more and more economic importance over the last few years due to its strategic location and proximity to Europe's largest and busiest ski resorts.

Three Valleys with Courchevel, St Martin- Val Thorens and Meribel on one side, la Plagne -Les Arcs on the other side, and less than an hour to la Rosiere ,Tignes and Val d'Isere make Moutiers a true hub for any kind of commerce and services that cater to those tourism magnets.

The TGV high speed train stops at Moutiers as well as all the "Snow-Trains" bringing in skiers and tourists during the busy winter season. With the Olympic Winter Games 2030 approaching, we see already a increase in activity and interest, and many of the countless seasonal employees working up in the stations live and commute and shop and supply themselves in Moutiers rather than in the more expensive resorts they are working in.

The Grand Rue, Moutiers central axis and well developed pedestrian zone, is the prime location for any type of commercial activity.

Just a few steps away from the historical Cathedral and the old Monastery and the Central Market Plaza, at an intersection with...

LOCAL TAXES

Taxe foncière: 3558 EUR

Taxe habitation: EUR

NOTES