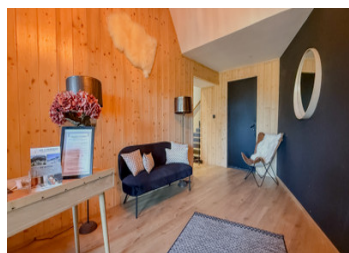


EXCEPTIONAL BUSINESS PROPERTY SET IN A PRIME MOUNTAIN ENVIRONMENT



INFORMATION

| | |
|-------------|----------|
| Town: | Sarcenas |
| Department: | Isère |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 1264 m2 |
| Plot Size: | 0 m2 |

IN BRIEF

Exceptional Professional Property in the Heart of Chartreuse Natural Park
Nestled at 1,326 meters, just 20 minutes from Grenoble and 1h15 from Lyon and Geneva.

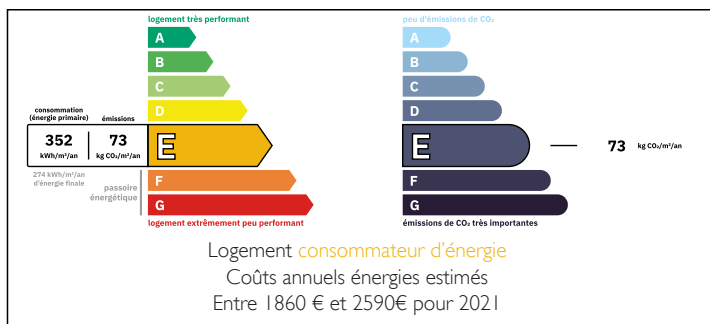
This versatile complex includes :

- 8 fully renovated apartments,
- a spacious restaurant,
- flexible meeting rooms,
- outdoor facilities, and a wellness area. All set in a privileged natural and sporting environment.

Perfectly suited to welcoming guests seeking comfort, serenity, and high-quality services. It also provides an elegant setting for hosting corporate seminars, family events, and weddings.

Discover an unique place where work and quality of life meet

ENERGY - DPE



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

- Spacious Restaurant:
90 seats indoors, with a layout adapted for groups and convivial dining experiences.
- Seminar and Meeting Spaces:
Flexible rooms, ideal for seminars, training sessions, and corporate events.
- Outdoor Facilities:
Bar, large sunlit terraces, pétanque court, and spaces designed for relaxation and outdoor activities.
- Possible Activities:
Receptions, private events, entertainment, team-building, residential seminars – a versatile concept.

LOCAL TAXES

Taxe habitation: EUR

“Les 3 Sommets” represents an excellent opportunity for a buyer wishing to combine restaurant services, event hosting, and hospitality in a natural setting.

Opportunities and Potential:

- Strong tourist positioning (hiking, mountain sports, nature)
- Possibility to expand activities (seminar packages, themed weekends, etc.)
- Property ready for immediate operation.

Nearby Excursions and Attractions:

Exceptional Geological Sites:

- Cirque de Saint Môme
- Saint Christophe Caves

Must-See Historical Treasures:

- The Monastery of the Chartreuses

Le Col de Porte regularly hosts major sporting events, including the Tour de France and national biathlon and cross-country competitions.

NOTES