

Two interconnecting hotel rooms with private balconies, open mountain views and an existing commercial lease.

EXCLUSIVE

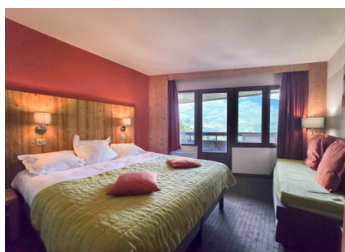


INFORMATION

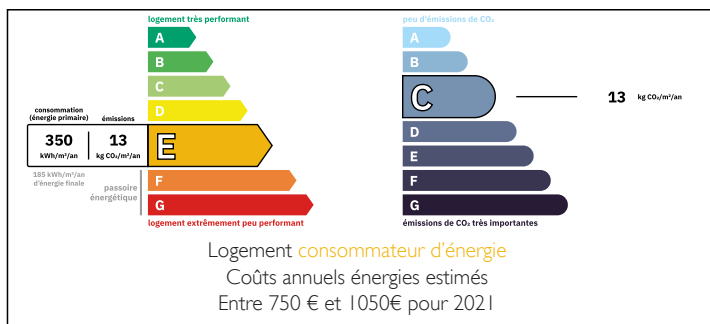
Town:	LES MENUIRES
Department:	Savoie
Bed:	2
Bath:	2
Floor:	42 m2
Plot Size:	0 m2

IN BRIEF

Located on the 8th floor of a hotel in the heart of the Bruyères district of Les Menuires, these two interconnecting 'Suite-style' hotel rooms, each measuring 21.05 m², enjoy beautiful open mountain views and each benefits from its own private balcony. Sold with an existing commercial lease in place, they represent a secure investment opportunity in the heart of the world-renowned Three Valleys ski area.

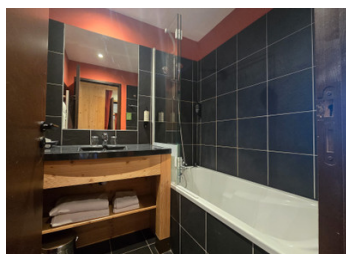
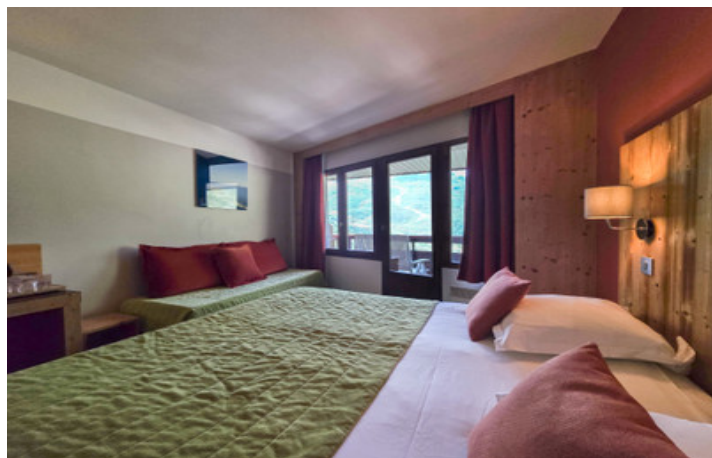


ENERGY - DPE



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

Situated in the lively Bruyères district of Les Menuires, this investment opportunity comprises two interconnecting hotel rooms with a combined total floor area of 42.10 m², located on the 8th floor of a hotel.

Each room benefits from its own private balcony, enjoying pleasant open views across the surrounding mountains and providing a bright and peaceful setting. The interconnecting layout is a real advantage, making the accommodation particularly attractive to families and groups of friends.

The property is sold with an existing commercial lease, generating approximately €9 000 per year (including VAT) in rental income. This is an ideal, hassle-free investment in one of the Alps' most internationally recognised ski resorts.

Perfectly positioned close to the ski slopes, shops, restaurants and all the amenities of the Bruyères area, this property enjoys an excellent location within one of the resort's most popular neighbourhoods.

An iconic resort in the Belleville Valley, Les Menuires provides direct access to the prestigious Three Valleys ski area, the world's largest linked ski domain, offering over 600 km of pistes. Renowned for its reliable snow conditions, welcoming atmosphere and excellent sports and family facilities, the resort is a favourite destination throughout both the winter and summer seasons. Les Menuires also offers a wide range of mountain activities, shops, restaurants and services, making it an attractive destination for holidaymakers and a sought-after location for property investors alike.

To discover all our properties available throughout the Belleville Valley, please browse my portfolio of properties.

Information about risks to...

LOCAL TAXES

Taxe foncière: 560 EUR

NOTES