

90 Bellevaux – Former hotel complex at the foot of the slopes at the Hirmentaz ski resort.



INFORMATION

Town:	Bellevaux
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	900 m2
Plot Size:	2266 m2



IN BRIEF

Discover this former hotel complex of approximately 900 m², located at the foot of the ski slopes in the family-friendly resort of Bellevaux-Hirmentaz.

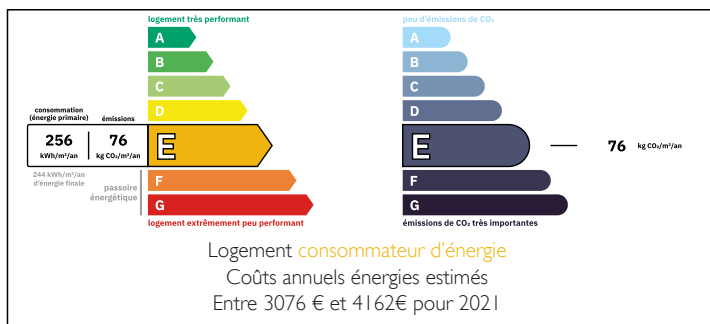
Nestled in the heart of the Alpes du Léman, at an elevation of 1,100 m,

the property comprises 6 apartments, ranging from studios to four-bedroom units, some of which are currently rented out, generating a rental income of €53,000 (excluding tax) per year.

Formerly a hotel and restaurant, it retains spacious interiors with a reception hall, bar, dining room, and ancillary spaces, offering significant potential for conversion: hotel, tourist residence, seminar venue, event space, or residential project.

You'll enjoy a spacious south-facing terrace with panoramic views of the mountains, as well as other nearby resorts: Roc d'Enfer is just 10 minutes away with a free shuttle during peak season, and the

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

As soon as you arrive, you'll be captivated by the exceptional surroundings, featuring unobstructed panoramic views of the mountains and ski slopes. Its large south-facing terrace offers an ideal setting to fully enjoy nature, both in summer and winter.

Formerly operated as a hotel, bar, and restaurant, this property retains its spacious layout and offers significant potential for renovation. It features a large reception hall, a bar area, and a dining room, opening the door to numerous possibilities: tourist accommodations, a vacation rental property, seminars, weddings and private events, a wellness center, a leisure concept, or even residential development.

The property currently comprises 6 independent apartments, ranging from studios to four-bedroom units, some of which are already rented out on a year-round basis:

- A 94 m² four-bedroom apartment
- A 69 m² three-bedroom apartment
- A 45 m² two-bedroom apartment
- A 44 m² two-bedroom apartment
- A 36.55 m² two-bedroom apartment
- A 20 m² studio

These units, designed for year-round rental, currently generate a stable rental income of approximately €53,000 (excluding tax) per year, providing an attractive foundation for an investor looking to develop a complementary business or further enhance the site's potential.

A prime location in the heart of the Alps

Located at the foot of the Hirmentaz ski area, the resort offers direct access to mountain activities. It features 25 trails served by 15 ski lifts and is connected to the Habères ski area, offering nearly 50 km of trails suitable for all skill levels. The Roc d'Enfer ski area, with its 55 km of slopes reaching...

LOCAL TAXES

Taxe habitation: **5957 EUR**

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