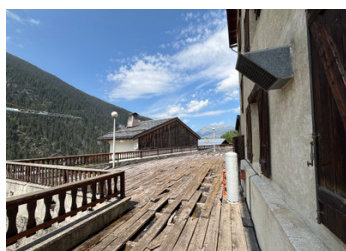


Investment property in Peisey, Les Arcs. Former hotel to renovate or redevelop. 200m to ski lift.



INFORMATION

Town:	Peisey-Nancroix
Department:	Savoie
Bed:	24
Bath:	18
Floor:	850 m2
Plot Size:	950 m2



IN BRIEF

A rare opportunity to acquire a substantial former hotel in the heart of Peisey-Nancroix, one of the most sought-after villages in the Paradiski ski area. Set on a plot of approximately 1,245 m², the property extends to around 1,000 m² of internal space with 24 bedrooms, large reception areas, a restaurant, bar, lounges, wellness facilities and extensive service rooms. Its existing layout makes it an excellent candidate for redevelopment into luxury apartments, a boutique hotel, serviced residences or a mixed-use project (subject to planning permission). Just minutes from the Vanoise Express linking Les Arcs and La Plagne, the village enjoys year-round appeal with skiing, hiking, mountain biking and easy access to the Vanoise National Park. A unique investment opportunity in one of the French Alps' premier four-season destinations.

ENERGY - DPE

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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

In the centre of the traditional alpine village of Peisey-Nancroix lies an increasingly rare opportunity to acquire a substantial property with exceptional redevelopment potential. This former hotel occupies a prominent position within one of the most desirable villages in the Paradiski ski area, perfectly placed between Les Arcs and La Plagne.

Set on approximately 1,245 m² of land, the building extends to around 1,000 m² of internal accommodation (estimated) arranged over several levels. The existing configuration includes twenty-four bedrooms, extensive reception rooms, restaurant and bar facilities, wellness areas, storage, technical rooms and generous circulation space. This substantial footprint provides an excellent basis for a wide variety of future projects, subject to obtaining the necessary planning permissions.

NOTES

Whether envisaged as luxury apartments, a boutique hotel, serviced residences, staff accommodation or a mixed-use development, the scale of the existing building and the location combine to create an opportunity that is becoming increasingly difficult to find within the Tarentaise Valley.

The Property

Originally operated as a hotel, the building has retained much of its commercial layout. The accommodation currently comprises approximately twenty-four bedrooms arranged over the upper floors, with many benefiting from en-suite shower rooms. The ground levels contain large communal areas including reception rooms, several lounges, a restaurant dining room, professional kitchen, bar, games room, wellness facilities with sauna and jacuzzi, ski storage, laundry rooms, technical rooms, cellars and numerous service areas.

Unlike many redevelopment projects where extensive structural alterations are immediately required, the existing internal arrangement already