

Excellent opportunity to own a fabulous mountain chalet with established B&B Business.

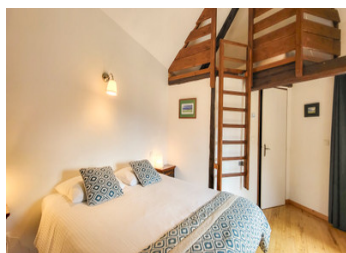


INFORMATION

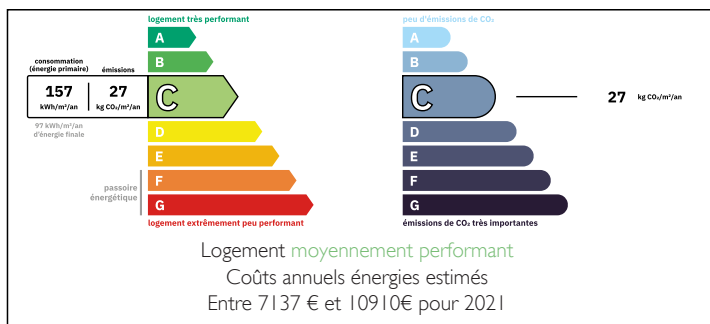
Town:	Vaujany
Department:	Isère
Bed:	12
Bath:	7
Floor:	422 m2
Plot Size:	1500 m2

IN BRIEF

This business is centred around a fabulous chalet, situated in the authentic alpine hamlet of Pourchery 3.5 km from Vaujany village. Like many beautiful properties in the area the chalet was created by renovating an old farmhouse, preserving many of the traditional features that one would expect. The property has been refurbished to a high standard, mixing traditional features with modern details. The views from the terrace and balconies are simply breath-taking, the perfect place to enjoy a relaxing holiday or one filled with the many activities available throughout the year. There are 6 double or twin rooms, and two individual 3-bedroom apartments providing luxury accommodation for up to 28 people. This is a turnkey business opportunity, in excellent financial health and with a fantastic reputation



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

We enter on the ground floor of the chalet where we find a spacious vaulted and well-appointed sitting room with a banquet sized dining table with enough space for all of the guests to dine at the same time. The vaulted ceilings have been carefully restored to their original splendour with the main feature being the "tulip" or central support in the middle of the room.

The sitting area has a lovely renaissance style open fireplace in the centre of the vault, adding to the warm and inviting atmosphere of this grand living space. In warmer weather doors open from each of the south facing arches onto the garden and terrace to the front of the chalet.

The ground floor level also comprises a vaulted and fully equipped galley style professional kitchen, an office space/meeting room, reception area, cellar and a WC. A beautifully finished and fully equipped room for persons of reduced mobility is also provided on the ground floor level.

Moving to the first floor we arrive on a central landing from which we access another 4 bedrooms, each with ensuite facilities. The largest double family room also has its own entrance hallway with a separate bathroom with Victorian bath. The rooms to the front of the building have their own balcony with south-facing views across the gardens to lake Verney at the bottom of the valley. Also on this level, we find a second entrance to the...