

Bar, Restaurant & Ski Hire Shop, Prime Location, Ski-in/ski-out access – unbeatable visibility and convenience

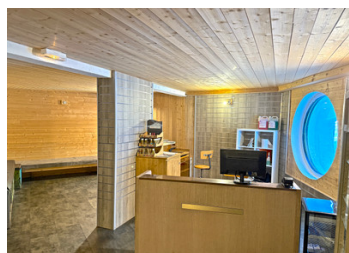
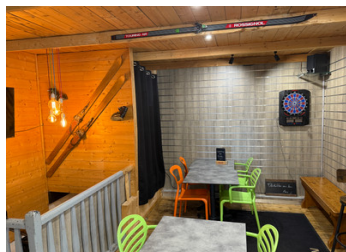


## INFORMATION

|             |        |
|-------------|--------|
| Town:       | Huez   |
| Department: | Isère  |
| Bed:        | 0      |
| Bath:       | 0      |
| Floor:      | 130 m2 |
| Plot Size:  | 80 m2  |

## IN BRIEF

A rare chance to own a multi-revenue stream business in the heart of Alpe d'Huez, located right at the foot of the slopes and just steps from the Tour de France finish line. This unique venue offers a bar, restaurant, and ski hire shop, all in one unbeatable location. However, any commerce is possible. There is no requirement to stay as a ski hire shop, e.g. It could also be the ideal spot for a clothing shop.



## ENERGY - DPE

DPE not required.

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

Boasting a large outdoor terrace, this property benefits from heavy foot traffic year-round — from winter sports enthusiasts to summer cycling tourists.

Key Features:

- Ski-in/ski-out access — unbeatable visibility and convenience
- Established bar, restaurant, and ski hire business potential
- Prime terrace space ideal for après-ski or sunny summer service
- Adjacent to the iconic Tour de France arrival point
- High volume of seasonal and year-round visitors
- Huge upside for the right investor or operator

A true gem in this popular and very busy ski and mountain biking resort. This property is bursting with potential and primed to become a gold mine in the hands of the right entrepreneur.

Opportunities like this don't come around often — enquire now.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES