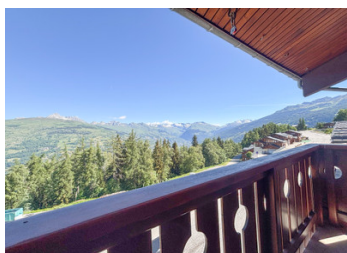


Commercial building in La Plagne with shop in resort centre, TWO apartments, a double garage and ski room

EXCLUSIVE



INFORMATION

Town:	La Plagne Tarentaise
Department:	Savoie
Bed:	3
Bath:	2
Floor:	153 m2
Plot Size:	0 m2

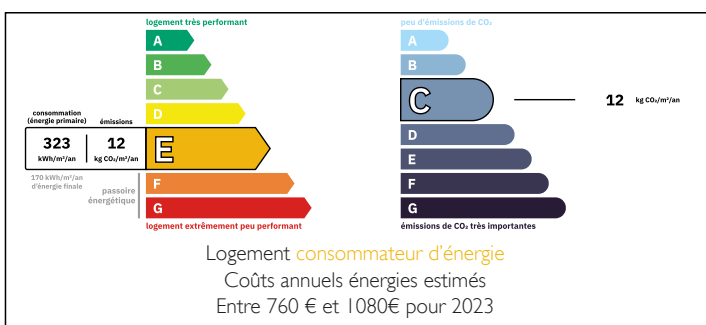
IN BRIEF

Rare opportunity to acquire a substantial mixed-use property in the heart of Les Coches, part of the renowned La Plagne ski area. Occupying a prime position on the village square, this property includes a 46m² commercial premises with a 20m² stockroom, a spacious two-bedroom apartment, a studio with large terrace, private garage and a ski room.

The apartment offers a bright living area with fireplace, fitted kitchen, two bedrooms (with balcony) shower room with a second studio on the floor above. Full of alpine character, it provides comfortable accommodation in the centre of the resort, just a short walk from the ski lifts, shops, restaurants and village amenities.

The commercial premises benefit from an excellent location offering a range of possibilities for future owners. A rare combination of home, business and investment opportunity in a year-round mountain destination. The building forms...

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 very centre of Les Coches, this rare mixed-use property occupies a prime position on the village square, just a short walk from the ski lifts providing direct access to the vast La Plagne, Paradiski ski area.

Ground floor (shop level)

The ground floor comprises a commercial premises of approximately 46m² with excellent visibility and frontage onto the pedestrianised village centre. On the floor below is a stockroom of approximately 20m², offering valuable storage space for retail or professional use. The shop has been run as a successful family business selling gifts and souvenirs. Also on this level is a private garage of 27.6m², a highly sought-after feature in a busy ski resort, together with a cellar of approximately 5.1m².

First floor

On the floor above is the two bedroomed apartment. It opens into a bright and welcoming living area of approximately 32m² with an open-plan fitted kitchen, dining area and lounge centred around a fireplace. Large windows frame the views towards the surrounding mountains and over the village square. The bedrooms were recently renovated and share a large a shower room and separate WC.

Second floor

The upper floor provides additional accommodation and flexibility. A further living room of approximately 22m² opens onto a terrace of around 12.7m which could be used to extend this cosy apartment. This level is ideal as a second lounge, games room, office or guest accommodation, creating a property that can comfortably accommodate family and friends throughout the year.

Lower ground...

NOTES