



www.immobilier-en-luberon.fr

Marcel Zediri

04110 Reillanne

marcel.ffimmobilier@gmail.com - 07 67 33 31 68



Technical Sheet > Large chalet at the foot of the slopes > 851.000 euro

<https://www.immobilier-en-luberon.fr/large-chalet-at-the-foot-of-the-slopes-1014>



Agency mandate number : 2790

Amount of the property : 851.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Hautes Alpes**

Availability : **immediately**

Negotiable price ? **oui**

Property tax : **3294 euro**

Annual charges (gas, water, electricity, ...) : **15000€**

1/ Housing

Construction Date : **1971**

General condition : **good**

Orientation : **south**

Living space : **648 m²**

Number of levels : **3**

Number of rooms : **40**

Main room : **1**

Type of Kitchen : **professional**

Number of bedrooms : **13**

Number of bathrooms : **non**

Number of shower rooms : **15**

Number of toilets : **15**

Storage room : **2**

Basement : **1**

Cellar : **3**

Attic : **non**

Garage : **non**

Parking : **15**

Type of heating : **central**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **down the drain**

Possibility expansion : **yes**

Energy balance (class) : **Virgin**

Greenhouse gas balance (class) : **Virgin**

Details, Strengths, other benefits : **A ski room + stock of skis and boots for hire. Sauna. cold room.**

2/ Garden

Area : 1187 m²

Terrace : 200m²

Covered terrace : non

Outdoor kitchen : non

Swimming pool : non

Pool House : non

Tennis : non

Well : non

Details, Strengths, other benefits : Facing south of the terrace and all the bedrooms.

3/ Photos



Large and Magnificent Chalet at the foot of the slopes. This incredible hotel with 13 bedrooms, 10 of which have a south-facing balcony, bathroom and wc. Located in a large ski resort in the Hautes Alpes, at the foot of the slopes. In the regional natural

park of Queyras, the station becomes very popular in winter of course, but also and more and more in summer. Close to the Parc des Ecrins in the heart of nature. Big possibility of improving the turnover which is already excellent but below the possibilities of the establishment. The Hotel was only operated in winter! In operation and fully operational immediately. An exceptional opportunity Large reception room, bar with fireplace, 70-seat restaurant, south-facing terrace. NO WORK to be planned, The 15 bathrooms have just been restored, as well as the heating and the kitchen. the insulation of the building from the outside was very recently. For more information (Complete file with turnover, precise description of the establishment and much more contact us).

Votre Agence Immobilière en Provence

www.immobilier-en-luberon.fr

06 81 04 03 91 | 06 80 11 35 20