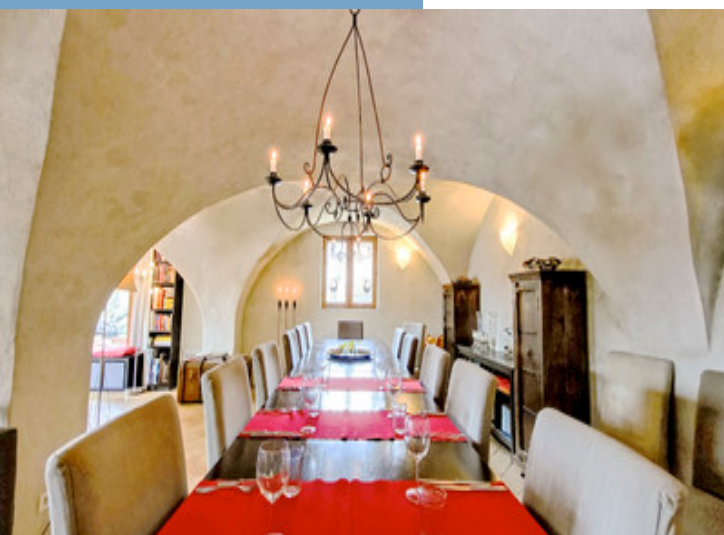




EXCELLENT OPPORTUNITY TO OWN A  
FABULOUS MOUNTAIN CHALET WITH  
ESTABLISHED B&B BUSINESS.



EXCELLENT  
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ESTABLISHED B&B  
BUSINESS. ...



PROPERTY FACT FILE	
REFERENCE	A27864NDY38
PRICE	€ 2,124,000 £ 1,823,454* <small>*agency fees to be paid by the seller</small>
BEDROOM	12
BATHROOM	7
ACCOMMODATION	422 m <sup>2</sup>
LAND	1500 m <sup>2</sup>
TOWN	Vaujany
DEPARTMENT	Isere
LOCATION	0-2KM to amenities
TYPE	Ensemble de Gîtes
CONDITION	Excellent condition
FEATURES	Mains Drains, Outside hot tub, Wheelchair friendly
<small>*Price based on current exchange rate which is subject to change</small>	



- Excellent financial health.
- Fully equipped luxury chalet accommodation
- Breathtaking mountain views
- Spa facilities
- Access to top alpine skiing and road cycling

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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

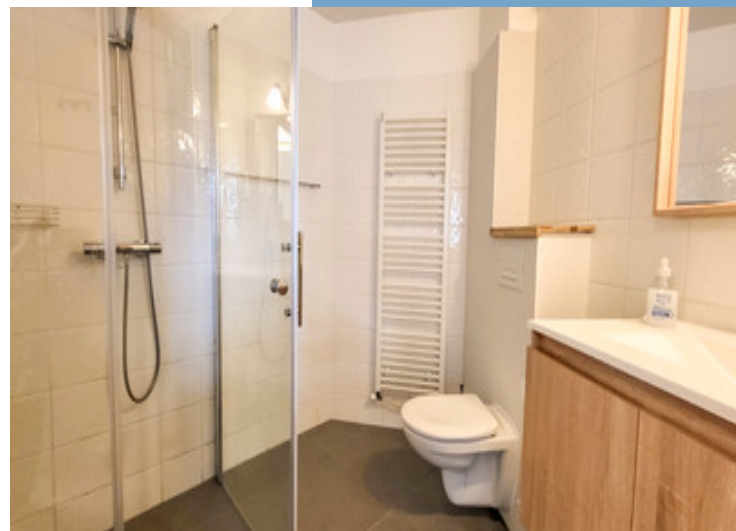
## DESCRIPTIF

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 property. This opens onto a small patio from where we enter another bedroom with ensuite bathroom and



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27864NDY38>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

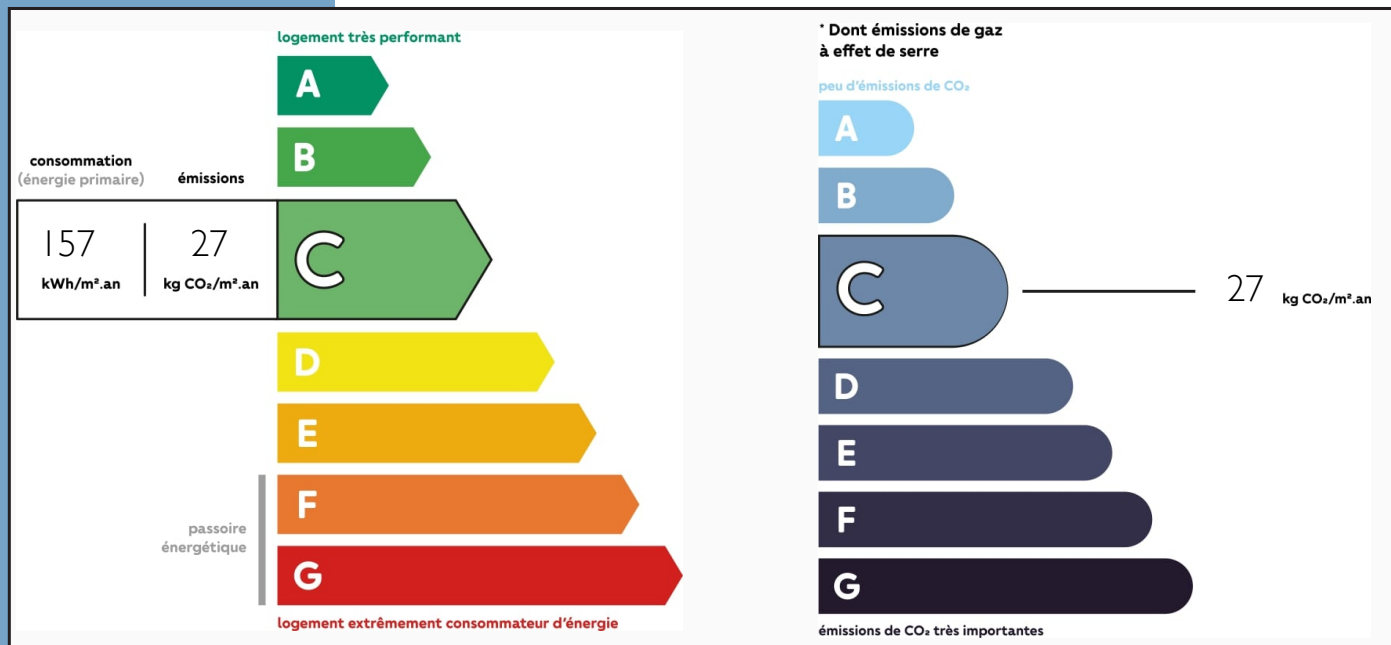
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A27864NDY38  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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