

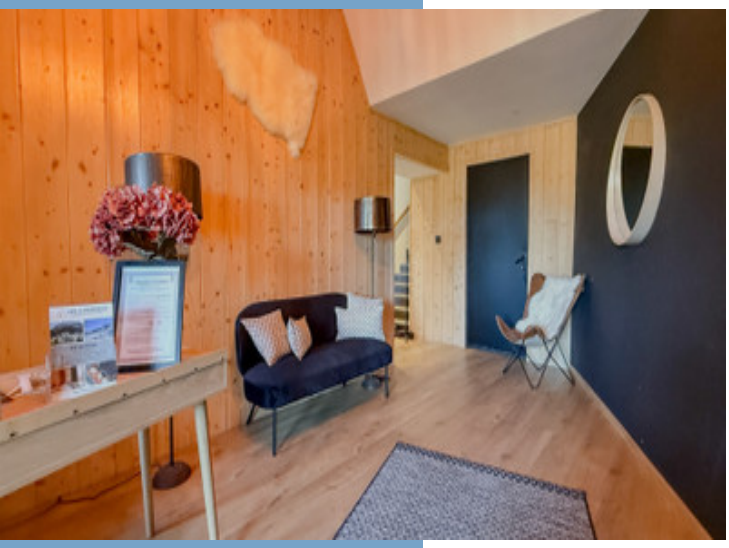
EXCEPTIONAL BUSINESS PROPERTY SET IN A PRIME MOUNTAIN ENVIRONMENT

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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EXCEPTIONAL BUSINESS PROPERTY SET IN A PRIME MOUNTAIN ENVIRONMENT ...





PROPERTY FACT FILE

REFERENCE	A41051NAD38
PRICE	€ 2,950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	0
BATHROOM	0
ACCOMMODATION	1264 m²
LAND	0 m²
TOWN	Sarcenas
DEPARTMENT	
LOCATION	Ski
TYPE	Bar-Restaurant
CONDITION	Good condition
FEATURES	Private parking, Close to ski resort, Mountain view

*Price based on current exchange rate which is subject to change





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- Versatile complex
- Includes apartments, restaurant, meeting rooms
- Outdoor facilities and wellness area
- In the Chartreuse Natural Park
- Fabulous tourist location

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Exceptional Professional Property in the Heart of Chartreuse Natural Park
Nestled at 1,326 meters, just 20 minutes from Grenoble and 1h15 from Lyon and Geneva.

DESCRIPTION

- Spacious Restaurant:
90 seats indoors, with a layout adapted for groups and convivial dining experiences.

- Seminar and Meeting Spaces:
Flexible rooms, ideal for seminars, training sessions, and corporate events.

- Outdoor Facilities:
Bar, large sunlit terraces, pétanque court, and spaces designed for relaxation and outdoor activities.

- Possible Activities:
Receptions, private events, entertainment, team-building, residential seminars – a versatile concept.

"Les 3 Sommets" represents an excellent opportunity for a buyer wishing to combine restaurant services, event hosting, and hospitality in a natural setting.

Opportunities and Potential:

- Strong tourist positioning (hiking, mountain sports, nature)
- Possibility to expand activities (seminar packages, themed weekends, etc.)
- Property ready for immediate operation.

Nearby Excursions and Attractions:

Exceptional Geological Sites:
- Cirque de Saint Même
- Saint Christophe Caves

Must-See Historical Treasures:
- The Monastery of the Chartreuses

Le Col de Porte regularly hosts major sporting events, including the

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41051NAD38

COMPLETE FILE AND PHOTO ON REQUEST

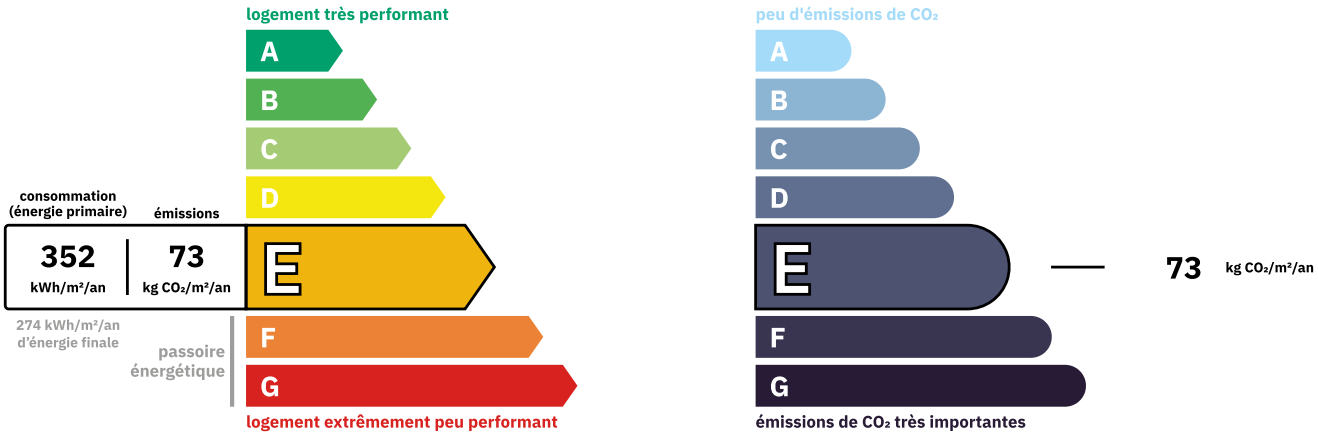
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 1860 € and 2590€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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