

Large Mountain Gîte with FDC, next to piste, COL D'ORNON 38520



INFORMATION

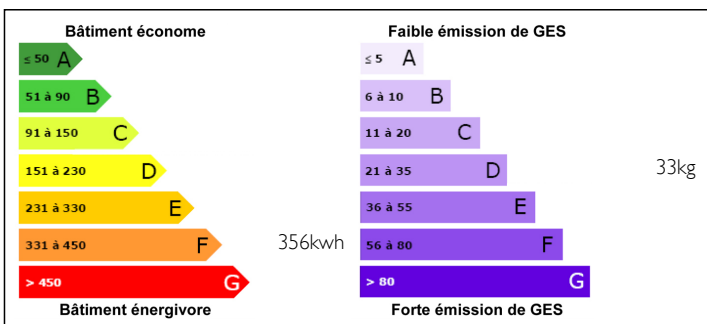
Town:	ORNON
Department:	Iserre
Bed:	12
Bath:	9
Floor:	285 m2
Plot Size:	1 128 m2



IN BRIEF

Ski-to-the-door Large mountain Gîte built over two levels at the foot of the Pistes Col d'Omon, Bar, Restaurant, 9 bedrooms (40 beds) most with en-suite bathroom, Shower room with 3 showers, 4 toilet cubicles Panoramic mountain views, Large professional kitchen fully equipped, Separate staff apartment with three bedrooms, toilet and bathroom. There is a ski locker, games room, large south facing terrace and car parking space. The License IV for the bar is the property of the commune and is loaned to the establishment.

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

Large Gîte de Monatgne built over two levels situated at the foot of the piste. The gîte has forty beds, five rooms of four, two rooms of two, and two bedrooms of eight, most with en-suite shower and WC.

The upper level has a Lounge bar, restaurant and well-equipped professional kitchen with storage. 5 of the bedrooms are located on this level. There is also a staff apartment with 3 bedrooms a bathroom and a toilet. There is a large south facing terrace to the front of the building with panoramic view of the surrounding mountains. There is large parking area in front of the building. NB The license IV for the bar is the property of the commune and is not for sale with the gîte. There is an arrangement with the owner to use the license.

The lower level boasts the larger dormitory style rooms with the remaining beds with the ski room, games room, shower room and toilets and storage facilities.

The building is a registered Gite de France 2, proving its quality. It can also on request be used for groups of young people through its accreditation with the youth agencies.

In winter For skiers there are a selection of gentle slopes or the option of venturing onto the more challenging black pistes. There are also beginners areas with baby and green slopes.

Other winter activities which can be accessed locally include ; ice climbing on the Massif du Taillefer.

In summer the...

## NOTES