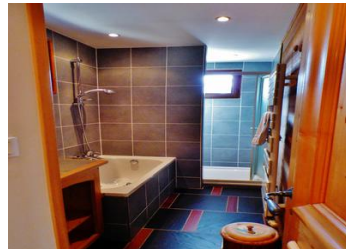


Beautiful 250 M chalet business for sale in Doucy / Valmorel - 4* Tourism rating for last 3 years, 20 person capacity, very profitable with immediate income,...



INFORMATION

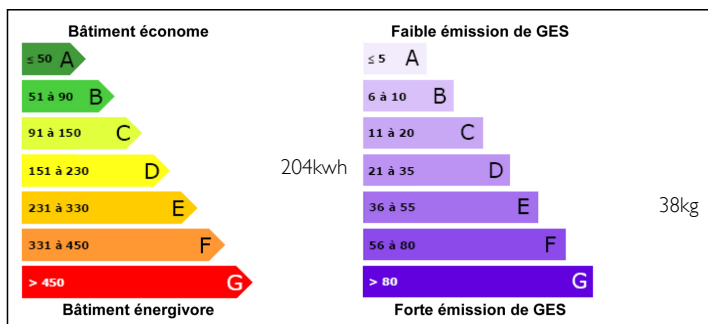
Town:	DOUCY
Department:	Savoie
Bed:	9
Bath:	4
Floor:	250 m2
Plot Size:	550 m2



IN BRIEF

Chalet EDELROC is an established holiday business. This beautifully restored 18th century stone building is nestled in the heart of a genuine Savoyard mountain village, just 5 minutes by car and you can jump on the chair lift to enjoy 165 km of skiing in Doucy / Valmorel / Celliers and Saint François Longchamp, 4 ski stations which are all connected and make up the Le Grand Domaine (Valmorel) The views of the valley and mountains will take your breath away as each season delivers ever changing colours and beauty. This chalet is currently used as a self catering holiday accommodation but it could easily be transformed into a wonderful yoga retreat, cooking or pottery school, artist studio or what ever you are looking to create in a wonderfully calm and healthy mountain village. The property has had a full renovation, all modern building materials and systems have been used to ensure...

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

Inside this beautiful property the choice of building materials and decor has been sympathetically made to keep the traditional 'feel' of this amazing building. Beautiful wood and stone work seamlessly together and create a welcoming, warm and bright home.

2 kitchens / lounges / dining rooms, 9 bedrooms with a capacity to sleep 20 adults comfortably, 4 bath/shower rooms plus 4 separate WC's. The fully furnished accommodation is clean, modern and very spacious measuring in excess of 250 m².

Sold fully fitted out and furnished with bespoke furniture made to measure by a local Savoyard cabinetmaker, all kitchen utensils, dishes and towels and linens have been professionally embroidered with the chalet logo name of EDELROC.

5 cellars are found in the basement, and are used to discreetly house the modern heating system which was completely replaced in 2006, the insulated boiler room, large functional laundry room, guest ski locker or bike store, the property technical room / work shop and of course the most important wine and cheese store.

The business has been awarded by the tourism authority a 4 star rating 3 years in a row achieved by providing high quality services and high rental income.

Edelroc is a truly magnificent 'turn key' and ready to earn business opportunity - to fully appreciate all that this business can offer a viewing is highly recommended, to schedule a visit please contact the selling agent directly.

LOCAL TAXES

Taxe foncière:	600 EUR
Taxe habitation:	500 EUR

NOTES