

## Commercial walls with existing lease in Les Menuires – Investment opportunity in the Three Valleys

EXCLUSIF



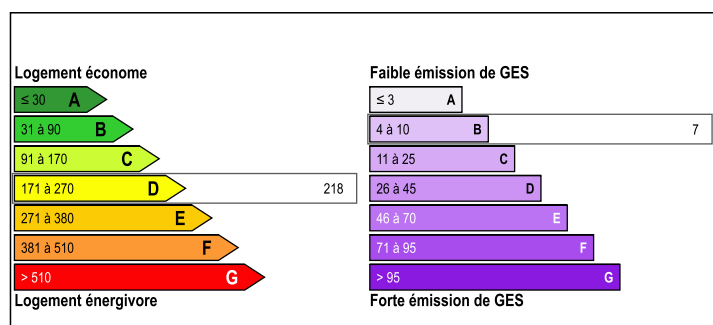
## INFORMATION

Ville:	LES MENUIRES
Département:	Savoie
Ch:	0
SdB:	0
Surface:	368 m2
Terrain:	0 m2

## RÉSUMÉ

These commercial premises located in Les Menuires comprise a restaurant space with terrace, professional kitchen, storage areas and ancillary premises, offering a total surface area of approximately 580 sqm, in addition to the terrace. The property is being sold with an existing commercial lease in place, providing an attractive investment opportunity within one of the most dynamic resorts in the The Three Valleys ski area.

## DPE



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Les informations pour les achats hors-plan sont donnés à titre indicatif seulement. La finition de la propriété peut varier. Les acheteurs sont invités à engager un spécialiste pour vérifier les plans et les spécifications énoncées dans leur contrat d'achat avec le promoteur.

## DESCRIPTION

Situated in Les Menuires, this commercial property presents a rare opportunity for investors seeking a secure mountain asset with an established tenant already operating from the premises.

Please note that the restaurant business itself is not included in the sale. Part of the property is currently occupied under an existing commercial lease, allowing a future owner to benefit from immediate rental income and operational continuity.

The property currently includes approximately 226 sqm of restaurant space at ground-floor level. This area notably features a dining area, customer toilets, an entrance vestibule, a professional kitchen, a storage room and a terrace highly appreciated by customers during both winter and summer seasons.

The basement level provides a further approximately 142 sqm of fitted-out space including technical and functional areas such as storage rooms, a laundry area, an office and several ancillary rooms. In addition, around 212 sqm of undeveloped storage areas offer significant additional potential. Subject to the necessary permissions, these areas could be reorganised, upgraded or optimised according to future operational requirements. In a ski resort where storage and back-of-house facilities are particularly valuable, these volumes represent a genuine long-term asset.

Thanks to its strategic position within an internationally renowned resort, the property benefits from a vibrant commercial environment with strong winter footfall and an increasingly active summer season.

Located in the heart of the Belleville Valley, Les Menuires enjoys direct access to the Three Valleys ski area, the largest interconnected ski domain in the world. A lively and family-oriented resort, it...

## TAXES LOCALES

**Taxe habitation: EUR**

## NOTES