

1 450 000 €

Contact agency

Prestigimmo.fr

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For sale chambres d'hôtes

12 rooms

Surface : 340 m²

Surface of the land : 1900 m²

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : Bac acier

Features :

Remontées mécaniques, Petit atelier IND,
Éclairages automatiques, CELLAR,
Bedroom on ground floor, double glazing,
panoramic view, Laundry room, Automatic
gate, Absolute calm

6 bedroom

4 terraces

2 bathrooms

4 showers

6 WC

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



Chambres d'hôtes 1493 Caille

Superb luxurious mountain chalet for sale with panoramic views It is after several years of warm welcome and conviviality that the Alpen Roc chalet is preparing to welcome its new owners. This magnificent 340 m² guest house located between land and sea in the Préalpes d'Azur regional natural park, is looking for new buyers who will be able to perpetuate its charm and delight its loyal customers for almost 11 years. Characteristics of the property : The Alpen Roc is 4 south-facing accommodations in an idyllic setting in absolute calm. 2 apartments upstairs of 110 m², both comprising: A living room with open kitchen A living room Two rooms A mezzanine with balcony A bathroom with toilet A bathroom A separate toilet A south-facing terrace 2 accommodations on the ground floor of 60m² each; and comprising both: A living room / lounge A kitchen A bathroom with WC Room An independent terrace facing south The entire building is made of recent quality materials. To welcome its loyal customers, as well as 6 tarmac parking spaces. Guesthouse Features Just a few steps from the famous Route Napoléon, this haven of peace is located at the crossroads of many points of interest. Nearby we find the renowned golf course of the Château de Taulane, the unmissable Verdon gorges, the unforgettable lavender fields of Valensole as well as the famous Monts d'Azur nature reserve and its wild animals. So many places that will seduce and excite your visitors. Located at an altitude of 1 400 meters, the guest house



sensational setting is also a venue for numerous events such as vintage car gatherings, the famous Ironman race or even renowned rallies of which it is which has also become customary for some of its participants to take a relaxing stop at the chalet. Furthermore, the many local producers nearby will be a considerable asset, a real delight on your plates (meat, dairy products, flour, vegetables, beers and other farm produce are produced just a few kilometers away). In addition to

being a luxury chalet, the Alpen Roc offers your visitors a real return to basics, in harmony with nature. The uniqueness of the Alpen Roc has been attracting its customers but also all French viewers for more than 10 years, thanks to its participation in the show "Bienvenue chez nous" in 2019. This turnkey business has its own internet reservation center, which also coordinates reservations on the famous Booking, Expedia and Air bnb platforms. Do not hesitate to contact me for more information, being a native of the region, I will be able to best support you in this project. Your real estate advisor: Jeremy Gervais: 07.56.91.37.49.

Fees and charges :

1 450 000 € fees included