



## La Grande Ourse Altitude Chalet & Restaurant For Sale In Les Gets



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 8,183,899.35

### Τοποθεσία

Χώρα:	France
Διεύθυνση:	Restaurant La Grande Ourse
Ταχυδρομικός κωδικός:	74260
Δημοσιεύθηκε:	29/01/2025
Περιγραφή:	La Grande Ourse Altitude Chalet & Restaurant For Sale In Les Gets France

Esales Property ID: es5554461

Property Location

Route du Mont Chery

Les Gets

Haute Savoie

74260

France



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## Property Details

### La Grande Ourse: An Iconic Altitude Chalet & Restaurant in Les Gets, France – A Once-in-a-Lifetime Opportunity

Presenting La Grande Ourse, an exceptional property nestled in a truly breathtaking and unparalleled location directly on the piste in Les Gets, France. Under the same ownership for over 20 years, this established chalet and restaurant has earned a prestigious reputation in the region, renowned for its unparalleled views of Mont Blanc and the majestic Grande Massif mountain range. Acclaimed by the Daily Telegraph as boasting the '2nd Best Alpine View in Europe,' and recognized as one of the top 10 altitude restaurants in the French Alps by Paris Match magazine, La Grande Ourse offers a unique opportunity to own a piece of alpine history.

#### A Legacy of Excellence:

For over two decades, La Grande Ourse has been a beloved destination, attracting skiers and mountain enthusiasts with its stunning location, warm hospitality, and exceptional cuisine. Its inclusion in prestigious publications like the Daily Telegraph and Paris Match underscores its prominence and enduring appeal.

#### Unrivaled Location and Panoramic Views:

The property's location directly on the piste offers unparalleled ski-in/ski-out access during the winter months. More importantly, its elevated position provides truly breathtaking, panoramic views of Mont Blanc and the Grande Massif range. This vista, recognized as one of the finest in Europe, is a truly unique and irreplaceable asset. Current planning restrictions would make replicating this location impossible, making this a truly unique opportunity.

#### Solid Construction and Redevelopment Potential:

Rebuilt in the late 1980s, La Grande Ourse features robust mass-pour concrete construction with granite and wood cladding, ensuring durability and blending seamlessly with the alpine environment. Under current French security regulations, the property can accommodate up to 16 people, providing a solid foundation for redevelopment into a trophy flagship accommodation unit. This presents exciting possibilities for creating a luxurious chalet, a high-end boutique hotel, or an exclusive private retreat.

#### Existing Infrastructure and Services:

The property is well-equipped with essential services:

- \* Mains Electricity: Ensuring a reliable power supply.
- \* Three Underground LPG Tanks: Providing ample gas for heating and cooking.
- \* Mains Water: Offering a consistent water supply.
- \* Fosse Septic System: Currently used for wastewater disposal, with the potential to connect to the mains sewage system.



## Development Opportunities:

The existing structure and its prime location offer several exciting development possibilities:

- \* **Luxury Chalet:** Transform La Grande Ourse into a luxurious private chalet, offering unparalleled comfort and breathtaking views. This could include adding amenities such as a spa, sauna, hot tub, and cinema room.
- \* **Boutique Hotel:** Capitalize on the property's established reputation and convert it into a high-end boutique hotel, attracting discerning travelers seeking a unique alpine experience.
- \* **Exclusive Retreat:** Create an exclusive retreat for private groups or corporate events, offering a secluded and luxurious setting for relaxation and team building.
- \* **High-End Restaurant with Accommodation:** Maintain the property's renowned restaurant while adding luxurious accommodation, creating a destination for fine dining and unforgettable stays.

## A Rare and Irreplaceable Asset:

La Grande Ourse represents a rare and irreplaceable asset in one of the most sought-after alpine destinations in Europe. Its unique location, panoramic views, solid construction, and development potential combine to create an exceptional investment opportunity. The impossibility of replicating this location under current planning regulations further enhances its exclusivity and value.

## Embrace the Alpine Dream:

This is a once-in-a-lifetime opportunity to own a piece of alpine history and create a truly exceptional property. Whether you envision a luxurious private retreat, a thriving business, or a combination of both, La Grande Ourse offers the perfect canvas to realize your alpine dream.

Contact us today to schedule a viewing and discover the unparalleled beauty and potential of La Grande Ourse.

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## ABOUT THE AREA

Les Gets is a charming ski resort village nestled in the heart of the French Alps, in the Haute-Savoie region. Part of the vast Portes du Soleil ski area, one of the largest interconnected ski areas in the world, Les Gets offers a delightful blend of traditional Savoyard architecture, modern amenities, and breathtaking mountain scenery.

The village itself exudes a warm and welcoming atmosphere, with its traditional chalets, cobblestone streets, and friendly locals. During the winter months, Les Gets transforms into a winter wonderland, offering access to a vast network of ski slopes suitable for all skill levels. In the summer, the area becomes a haven for outdoor enthusiasts, with opportunities for hiking, mountain biking, and enjoying the stunning alpine scenery.



Les Gets is renowned for its family-friendly atmosphere, making it a popular destination for families with children. The village offers a range of activities and amenities designed to cater to all ages, including ski schools, children's clubs, and family-friendly restaurants.

The nearest major airport to Les Gets is Geneva Airport (GVA), located approximately 70 kilometers (43 miles) away. The transfer from Geneva Airport to Les Gets typically takes around one hour by car or transfer bus.

## MAiN FEATURES:

- \* 635m2 of living space
- \* 635m2 plot
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and ski areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Κοινά**

Κρεβατοκάμαρες:	3
Μπάνια:	3

### **Utility details**

Heating:	Ναί
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.626.231
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