

# LES COLLONS



Bar - lounge in the heart of the 4 valleys ski  
area

**CHF 200'000.-**



~150 m<sup>2</sup>

n° ref.

**5229078.20605\_D**



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## SITUATION AND DESCRIPTION

After-ski, bar ideally located in the heart of the ski resort of Collons/Thyon 2000 being part of the 4 Valleys ski area.

This establishment was completely renovated in 2013 with quality materials.

The selling price includes: the walls, all furniture and equipment/appliances (lights, sound and bar).

A very large storage space allows you to diversify activities and use (easily rented for storage, ski-room and others)

Information on the farm and visit on request.

### **The premises are composed of :**

- Lounge area (entrance)
- Checkroom
- Men and women's toilets
- Common washbasin
- Storage and stock room
- Bar with stools and high tables (on ~150m<sup>2</sup>)
- Separate storage room (~12m<sup>2</sup>) - rented at CHF 200/month
- Storage room n°6 in the basement (~250m<sup>2</sup>)

### **Technical:**

- Complete renovation carried out in 2013, quality materials
- Upgraded to fireproof standards
- The bar is sold furnished and fully equipped. It is functional and has been operated the last seasons.
- Ventilation system
- Numerous communal parking spaces nearby
- Sale to foreigners authorized

Heating costs per year : 750.00 (included in the PPE charges of CHF 5'600.00)

Rent requested during the high season (CHF 2'500.-/month) or CHF 16'000.- for the whole year.

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## **SURFACES**

Living area ~ 150 m<sup>2</sup>

## **CARACTERISTICS**

Number of bathrooms 2  
Location floor Lower ground floor  
Costs CHF 5'600.-/year

## **DISTANCES**

Public transports 80 m  
Stores 326 m  
Restaurants 25 m

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## INFORMATION

Year of construction	1970
Year of restoration	2013
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

- Laminated

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Playground
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Thermal center

## OUTSIDE CONVENIENCES

- Parking
- Public parking

## FLOOR

- Tiles
- Linoleum

## FINANCIAL DATA

<b>Price</b>	<b>CHF 200'000.-</b>
<b>Availability</b>	To be discussed

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