



EXCEPTIONAL TOURIST ACCOMMODATION AND EVENT VENUE



PROPERTY FACT FILE	
REFERENCE	A35244LIS32
PRICE	€ 2,995,000 £ 2,478,662* *agency fees to be paid by the seller
BEDROOM	36
BATHROOM	20
ACCOMMODATION	2000 m ²
LAND	45000 m ²
TOWN	Auch
DEPARTMENT	Gers
LOCATION	50km or less to airport
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Barns - outbuildings, Business potential, Covered parking
*Price based on current exchange rate which is subject to change	



Renovated former farmhouse transformed into a venue for accommodation and XXL seminars.

DESCRIPTIF

Located in a peaceful setting in the heart of Gers, this exceptional estate offers a wide range of opportunities for investors and entrepreneurs in the hospitality, events, and tourism sectors.

Key Features:

Accommodation capacity: Up to 110 guests, ideal for hosting groups and tourist stays.

Size & layout: Well-maintained property with diverse infrastructures and expansion opportunities.

Accommodations:

Large 250 m² guesthouse: Capacity for 15 guests.

13 cottages of 35 m² each: Accommodating up to 6 people per unit.

4 guest rooms: Spacious and elegantly decorated.

Additional cottages & chalets: Offering extra lodging options.

Development Opportunities:

350 m² buildable land: Ideal for constructing a glass-enclosed restaurant with panoramic views of the rolling hills.

Magnificent 100 m² dovecote: Perfect for transforming into charming additional accommodations.

Characterful 250 m² former stable: To be renovated for a reception hall, wellness area, or extra lodgings.

Reception & Event Spaces:

4 modular event halls: Capacity for 10 to 400 guests.

Ideal for: Weddings, seminars, corporate events, private celebrations.

Activities & Amenities:

Jacuzzi: Perfect for relaxation.

Mini-golf & fishing lake (optional): Enjoyable for both children and adults.

Various leisure activities: Ensuring an unforgettable stay.

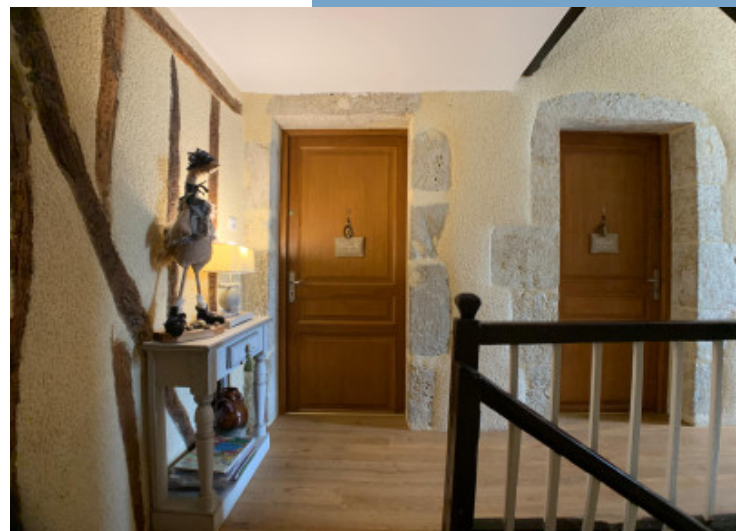
Camping & Outdoor Lodging:

Campsite pitches with a swimming pool: Expanding the accommodation options to attract a diverse clientele.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35244LIS32>

COMPLETE FILE AND PHOTO ON REQUEST

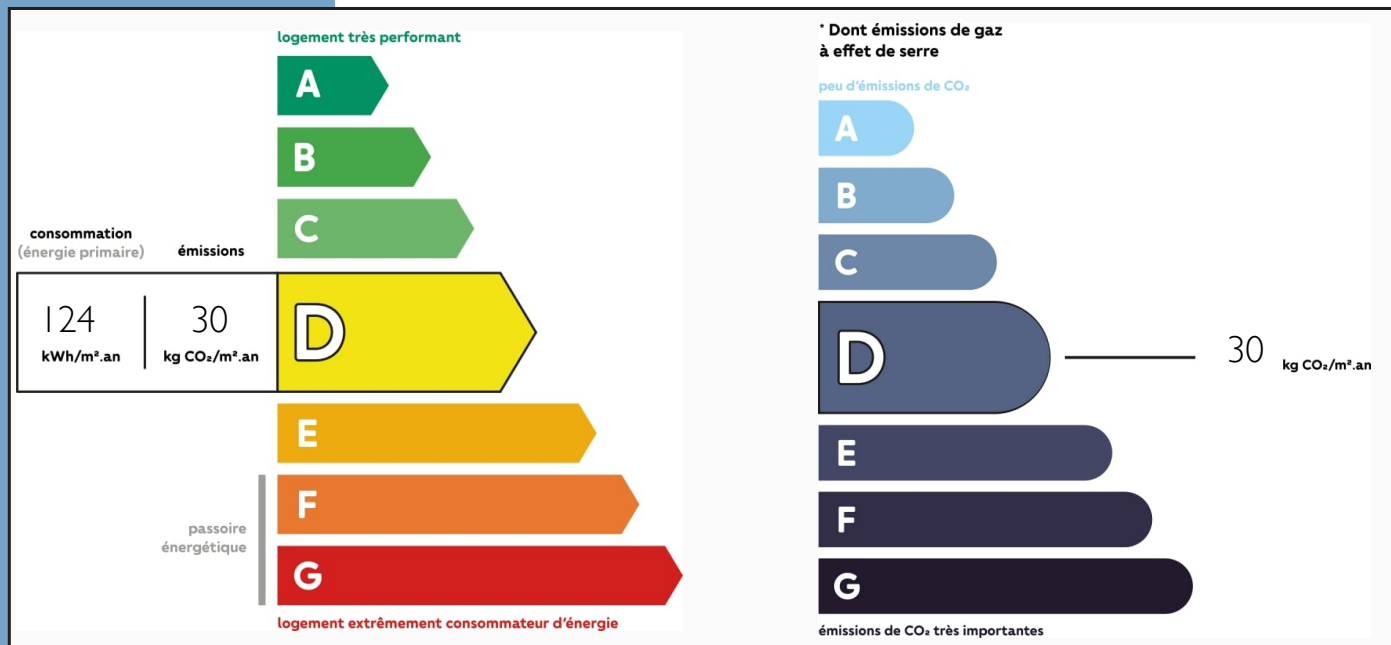


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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