

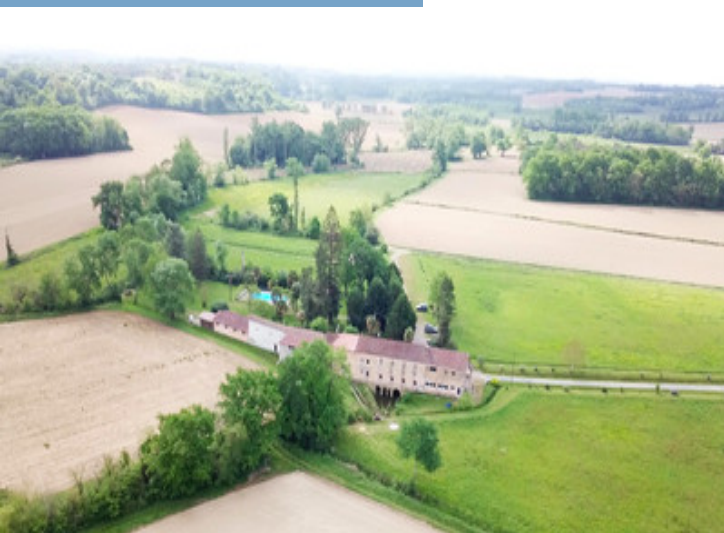


MOULIN NEAR NOGARO GERS 32 WITH  
BUSINESS OPPORTUNITY IN A PEACEFUL  
ENVIRONMENT

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MOULIN NEAR NOGARO  
GERS 32 WITH BUSINESS  
OPPORTUNITY IN A  
PEACEFUL ENVIRONMENT

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PROPERTY FACT FILE	
REFERENCE	A44337SAT32
PRICE	€ 749,000 £ 0* *agency fees to be paid by the seller
BEDROOM	16
BATHROOM	11
ACCOMMODATION	588 m <sup>2</sup>
LAND	34135 m <sup>2</sup>
TOWN	Bourrouillan
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Country House, Gite
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Peaceful location between Nogaro and Eauze
- Business opportunity
- Ready to move straight in
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Currently run as a bar, restaurant, gite and chambre d'hotes with large in ground pool and private owner accommodation this charming Moulin is in the perfect setting. Surrounded by the stunning Gers countryside; rolling hills and vines yet only a short drive to Nogaro, Eauze and Aire sur L'Adour with all amenities. Marciac with it's

## DESCRIPTION

Perfectly situated halfway between Nogaro and its circuit, and Eauze, the capital of Armagnac.

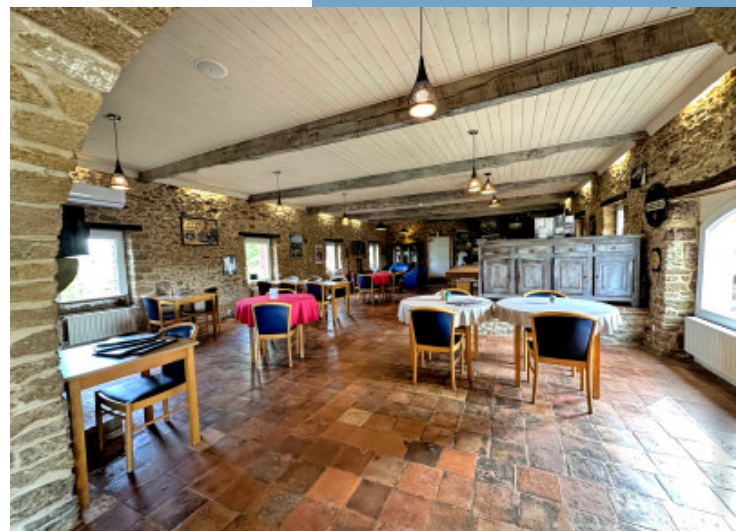
This well maintained and beautifully presented property briefly comprises of:

- Private owners accommodation: Ground floor office 28m<sup>2</sup>, WC with plumbing for washing machine 4.5m<sup>2</sup>, kitchen 17m<sup>2</sup> open to living room 34m<sup>2</sup> door to the front terrace 58m<sup>2</sup> First floor; WC 2.2m<sup>2</sup>, bedroom 14m<sup>2</sup>, bedroom 12.5m<sup>2</sup>, bedroom 12.6m<sup>2</sup> with ensuite shower and sink 2.2m<sup>2</sup>, dressing room 10m<sup>2</sup>, bedroom 16m<sup>2</sup> with ensuite bath and sink, room 11.5m<sup>2</sup> this used to be a bathroom and is now empty a door connects to the first floor function room.
- 5 air-conditioned guest rooms, each with an en-suite bathroom featuring a walk-in shower and toilet.
- A gîte for 6 to 8 people (double rooms with en-suite bathrooms and toilets) with a kitchen/large living room separate from the sleeping area and storeroom.
- A 15x6 m swimming pool set in a large park with trees and pretty flowers, perfect for relaxation.
- A bistro with a terrace where you can enjoy breakfast in the morning, an aperitif or a drink at the end of the day.
- A bar 52m<sup>2</sup> and indoor seating area 90m<sup>2</sup>, first floor function room or additional seating with bar area 77m<sup>2</sup> door to kitchen/living room and store 83m<sup>2</sup> with access to external stairs
- An immaculate professional kitchen 25.5m<sup>2</sup> and store room 4m<sup>2</sup>
- Ground floor WC with disabled access 9m<sup>2</sup>
- 3 Garages 18m<sup>2</sup>, 33m<sup>2</sup>, 33m<sup>2</sup>
- Parking for 30 cars

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44337SAT32>

COMPLETE FILE AND PHOTO ON REQUEST

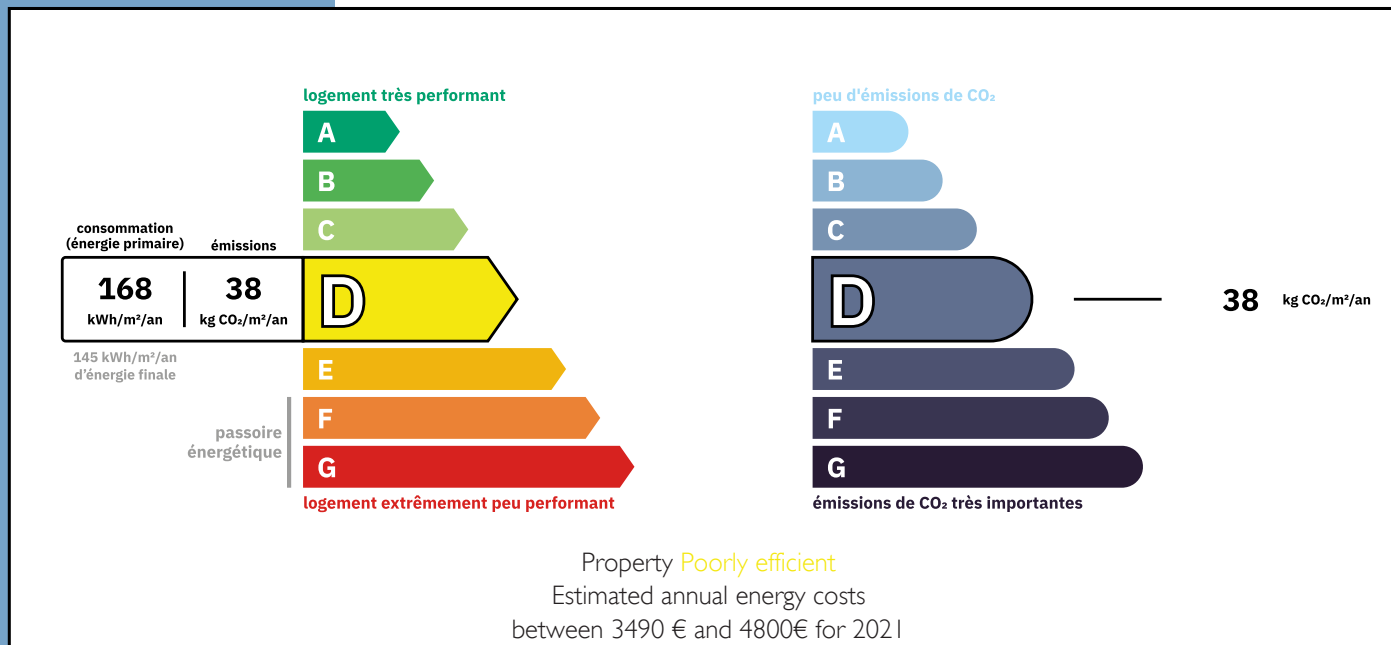


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A44337SAT32  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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