



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* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	



- Peaceful location between Nogaro and Eauze
- Business opportunity
- Ready to move straight in
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Currently run as a bar, restaurant, gîte 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.

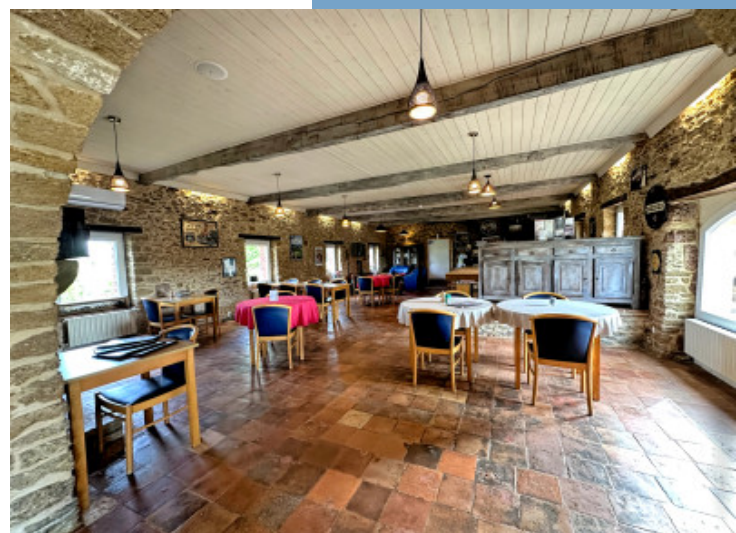
This well maintained and beautifully presented property briefly comprises of:

- 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

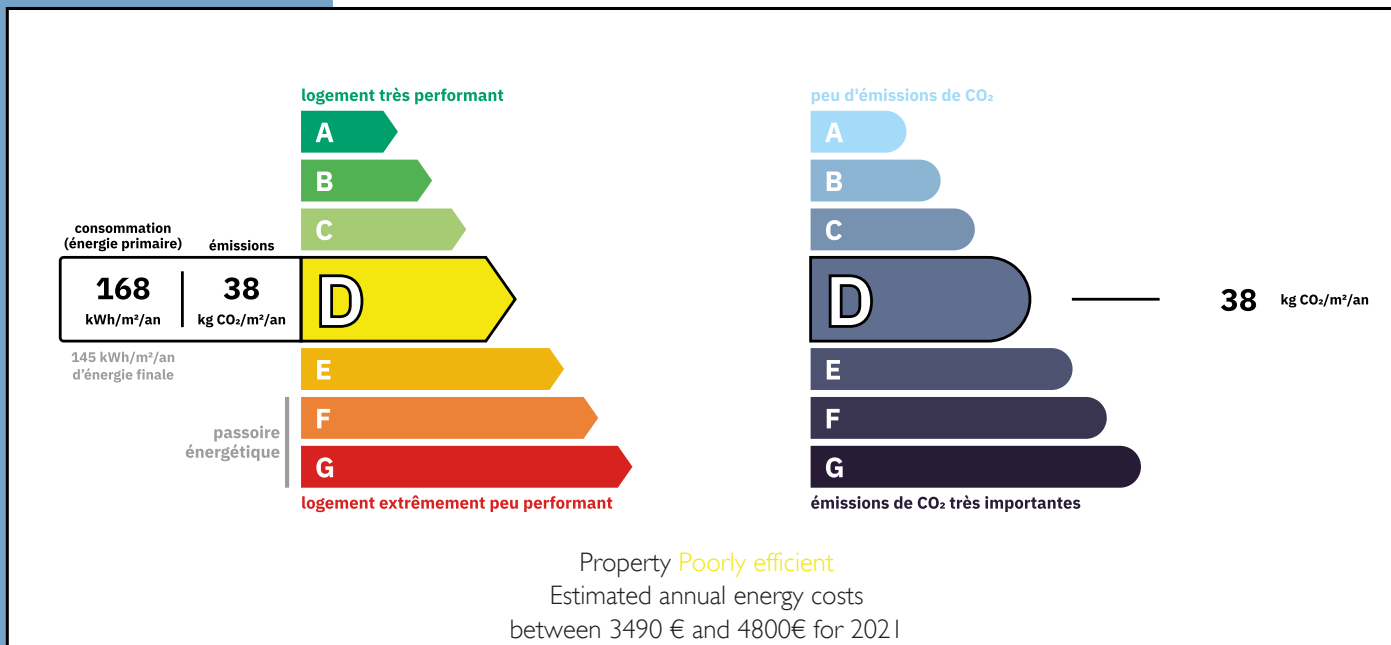


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A44337SAT32  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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