

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 m²
LAND	34135 m²
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





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- 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 28m2, WC with plumbing for washing machine 4.5m2, kitchen 17m2 open to living room 34m2 door to the front terrace 58m2 First floor; WC 2.2m2, bedroom 14m2, bedroom 12.5m2, bedroom 12.6m2 with ensuite shower and sink 2.2m2, dressing room 10m2, bedroom 16m2 with ensuite bath and sink, room 11.5m2 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 52m2 and indoor seating area 90m2, first floor function room or additional seating with bar area 77m2 door to kitchen/living room and store 83m2 with access to external stairs

- An immaculate professional kitchen 25.5m2 and store room 4m2

- Ground floor WC with disabled access 9m2

- 3 Garages 18m2, 33m2, 33m2

- Parking for 30 cars

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44337SAT32

COMPLETE FILE AND PHOTO ON REQUEST

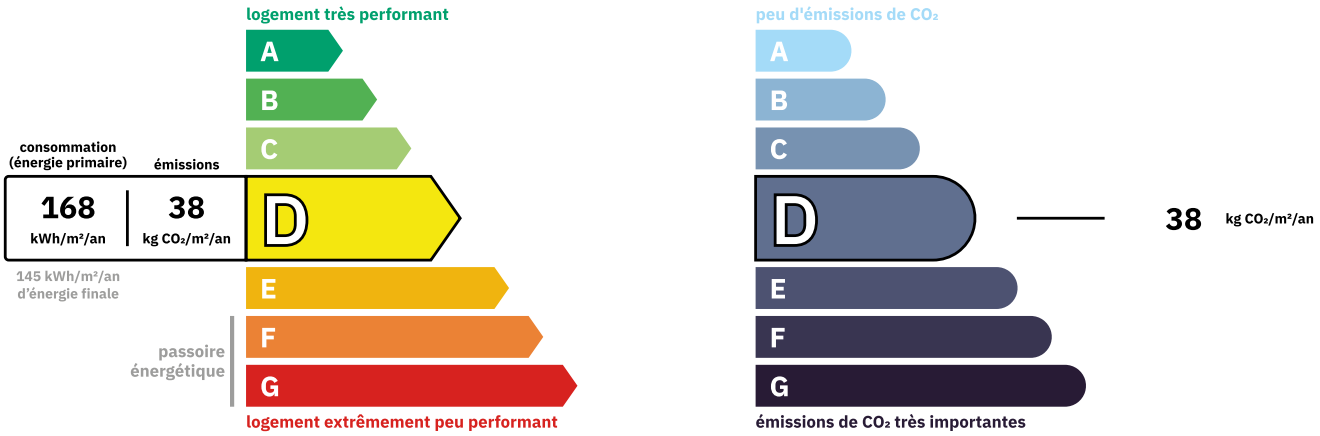
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3490 € and 4800€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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