



## House & former cafe restaurant with terrace and parking



### Agenten-Info

Name:	Sarah Day
Name der Firma:	Maisons et Manoirs
Land:	Frankreich
Erfahrung seit:	1994
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (608) 891-279
Sprachen:	French
Webseite:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 86,218.94

#### Standort

Land:	Frankreich
Postleitzahl:	32140
Veröffentlicht:	25.03.2024
Beschreibung:	

This is a superb opportunity to acquire the freehold of a former cafe restaurant. Set in a bustling village on the main road from Auch to the Pyrenees. The cafe offered snacks and lunchtime & evening restaurant menu as well as pizzas and regular music & quiz nights with loyal clientele.

One-bedroom bathroom kitchenette suite currently used for B&B.

Main house in need of some work but has mains drainage. Huge potential to exploit the considerable regular passing trade as well as tourists heading for the mountains.

#### Restaurant

Dining room with bar, 64m2, up to 58 covers  
Orangery with terrace, 32m2  
Kitchen, 13m2  
Washing up room, 8m2  
2xWC  
Storage room, 36m2  
Communicating hall, laundry, etc, 11.3



WC  
Terrace  
Parking

## Main house ground floor

Entrance, 20m<sup>2</sup>, terra cotta tiled floor, access through to cafe restaurant

Double living room, 16m<sup>2</sup> plus 14m<sup>2</sup>, original glazed door separating so could make two rooms or one large one, fireplace, original glazed cupboard to one side

2nd private entrance, 3.4m<sup>2</sup> opening into

Independent bedroom bathroom suite, 17.9m<sup>2</sup>

Shower room with walk in shower WC basin, 4.5

With fitted kitchenette, 5m<sup>2</sup>

Ante-room, 5m<sup>2</sup> - dressing room or office

## Main house 1st floor

Landing, 14m<sup>2</sup>

Bedroom 1, 16m<sup>2</sup>, rear, south window, fireplace, built in cupboard

Bedroom 2, 16m<sup>2</sup>, front, east & south window

Bedroom 3, 16m<sup>2</sup>, front, east window

Fourth room, 17m<sup>2</sup>,

Shower room, shower WC, basin

Surface : 164 m<sup>2</sup>

Rooms : 9

## Caracteristiques techniques

Openings

Wood

Bedrooms

4

Shower room

2

Interior condition

Good

Kitchen



Fitted and equipped

Exposure

East

Levels (incl. ground floor)

1

Sanitation

Main drains

Location

Masseube 32140

Reference

MM1895MD

Property tax

1 571 € /year

Rooms

9

Surface

164 m<sup>2</sup>

## Informations complementaires

Fees to be paid by the seller. Energy class F, Climate class F Property with excessive energy consumption. The law requires that the energy performance (EPD) of the property, currently in class F, be included, from 1 January 2028, between class A and class E. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2952.00 and 3994.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr). This property is offered to you by a commercial agent.

Nos honoraires

## Allgemein



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Schlafzimmer: 4  
Fertige m<sup>2</sup>: 164 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 9

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX5.572.837

