



## House & former cafe restaurant with terrace and parking



### Informações do Revendedor

Name:	Sarah Day
Nome da Empresa:	Maisons et Manoirs
País:	França
Experience since:	1994
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+33 (608) 891-279
Languages:	French
Website:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 80,000

### Localização

Country:	França
CEP:	32140
Adicionado:	25/03/2024

### Informação adicional:

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



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WC

Terrace

Parking

Main house ground floor

Entrance, 20m2, terra cotta tiled floor, access through to cafe restaurant

Double living room, 16m2 plus 14m2, original glazed door separating so could make two rooms or one large one, fireplace, original glazed cupboard to one side

2nd private entrance, 3.4m2 opening into

Independent bedroom bathroom suite, 17.9m2

Shower room with walk in shower WC basin, 4.5

With fitted kitchenette, 5m2

Ante-room, 5m2 - dressing room or office

Main house 1st floor

Landing, 14m2

Bedroom 1, 16m2, rear, south window, fireplace, built in cupboard

Bedroom 2, 16m2, front, east & south window

Bedroom 3, 16m2, front, east window

Fourth room, 17m2,

Shower room, shower WC, basin

Surface : 164 m2

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 complémentaires**

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

**Comum**



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Quartos de dormir:	4
Pés quadrados acabados:	164 m <sup>2</sup>

## Room details

Total rooms:	9
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.572.837
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