

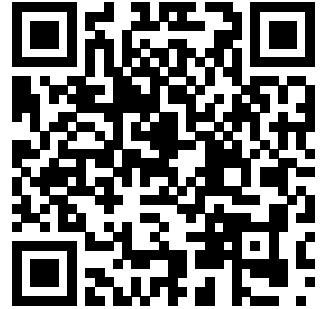


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## Col Soulor Country Inn

**197 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26236
- Zimmeranzahl : 10
- Schlafzimmeranzahl : 5
- Wohnfläche : 165 m<sup>2</sup>
- Grundstücksfläche : 558 m<sup>2</sup>
- Grundsteuer : 972 €



Located 15 mins from the Col du Soulor mountain pass, made famous by the Tour de France, is this pretty country inn with bar, terrace, private parking, private living quarters and an exceptional view of the surrounding Pyrenean mountains. This fine village building could also serve as simply a splendidly equipped mountain home for your new life in France.

You will be situated on the mythical climb of the Col du Soulor mountain pass, a veritable pilgrimage for cyclists and also a much-frequented hiking trail. The four bedrooms of this country inn each have a bathroom or shower and toilet. There is a quadruple room (22m<sup>2</sup>), triple (19m<sup>2</sup>) and two doubles (11.5m<sup>2</sup> & 14m<sup>2</sup>).

The restaurant can accommodate 20 persons in its 32m<sup>2</sup>. You and your guests will enjoy spending time at the bar and around the cosy wood burning stove when you're not enjoying the magnificent view from the terrace outside. A breathtaking view of the wild Pyrenean countryside will satisfy even the most difficult customer. A functional and professional kitchen will be at your disposal.

The building is constructed traditionally from local stone and the roof was relaid in 2006 as well as the loft insulation. The powerful wood burning stove is completed by electric-powered convector heaters. An electric-powered storage tank supplies hot water.

You may wish to update the single glazed windows but otherwise there is only the loft space to exploit if you wish to invest further in this property.

You will be in a wild and beautiful, much sought-after location, 40 mins from Pau, 1h from Tarbes airport, 2h30 from Toulouse and 3h from Bordeaux.

**ENERGIEVERBRAUCH : E (306)**

**TREIBHAUSGAS : B (7)**