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## Hotel/Investment Opportunity

**310 000 €** [ Gebühren an den Verkäufer ]



- Referenz : AF25270
- Zimmeranzahl : 31
- Schlafzimmeranzahl : 25
- Wohnfläche : 660 m<sup>2</sup>
- Grundstücksfläche : 340 m<sup>2</sup>
- Grundsteuer : 3 622 €



Located in the town of Tournay is this building for sale offering 660m<sup>2</sup> of exploitable space across four floors and 105m<sup>2</sup> of outbuildings. In perfect condition, it represents a wonderful opportunity for an investor or hotelier.

Currently exploited as a Hotel/Bar/Restaurant, this establishment consists of 16 rooms for clients, an apartment, four extra rooms requiring modernisation and a 170m<sup>2</sup> rooftop terrace.

You can exploit the spacious volumes of the ground floor currently divided into a bar area (77m<sup>2</sup>), a professional kitchen (28m<sup>2</sup>), a 60-cover restaurant (50m<sup>2</sup>), sitting room (20m<sup>2</sup>), storage room (12m<sup>2</sup>) and toilets. An attached barn currently serving as storage and heating boiler room adds an additional 105m<sup>2</sup>.

A central staircase serves the upper floors. The first floor is divided into 7 rooms of an average of 16m<sup>2</sup>, a washroom, bathroom and an office. Outside, four extra rooms totalling 47m<sup>2</sup> could constitute an apartment.

The second floor has a U-shaped corridor serving eight bedrooms each with shower and toilet (on average 14m<sup>2</sup>) and two laundry rooms.

The third floor is comprised of eight bedrooms, six washrooms, a bathroom, office and seven toilets.

A 170m<sup>2</sup> rooftop terrace completes the building.

An investor could envisage creating between 15 and 20 apartments. A hotelier will benefit from the excellent reputation the restaurant currently holds. It is locally renowned.

This traditionally constructed building and its roof are in perfect condition. A general modernisation of the rooms and redistribution of the volumes present will be aided by the overall good condition.

Gas central heating and electric radiators provide comfort. The commission in charge of fire regulations gave a favourable report on the operation of the building as a hotel open to the general public.

You will be 20 mins from Tarbes (free motorway between Tarbes and Tournay), 20 mins from Tarbes airport, 1h30 from Toulouse and 50 mins from skiing.