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Ex-Hotel Bar Restaurant

111 000 € [Gebühren an den Verkäufer]

- Referenz : AF26433
- Zimmeranzahl : 10
- Schlafzimmeranzahl : 12
- Wohnfläche : 300 m²
- Grundstücksfläche : 400 m²



Located in Galan, between Lannemezan and Castelnau-Magnoac, is this ex-hotel to renovate. There are 300m² including eight bedrooms on the first floor and an apartment on the second floor. The ground floor, entirely renovated, has been transformed to a functioning restaurant (lease until 2027). There is possibility to also acquire the business goodwill of the latter.

The entrance is via the restaurant. A staircase leads up to the first floor and eight bedrooms (from 12m² to 15m²) each possessing a washroom or bathroom. The second floor has an apartment comprising a 25m² living area, a 9m² bedroom or walk-in wardrobe, four bedrooms (from 10m² to 11m²), a space serving as kitchen, a washroom and a toilet.

Its location in the heart of an adorable dynamic village with several shops and facilities and proximity to walking trails makes this building a perfect opportunity to perhaps create a charming maison d'hôtes, once modernised.

The windows have one pane of glass. Wiring should be improved. There is no heating system except in the restaurant which has a pellet burner. The roof is in good condition. The second floor dormer windows require work. The property is connected to the sewage mains.

You will be less than 15 mins from Castelnau-Magnoac and Lannemezan, 50 mins from Tarbes (airport and TGV) and 1h35 from Toulouse and airport.

DPE :

Bien non soumis aux DPE.