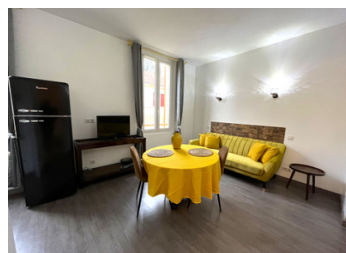
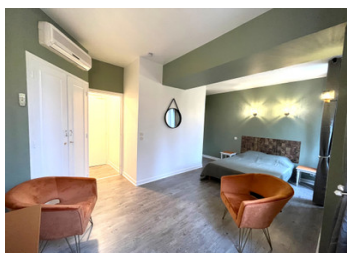


Former Hotel with 2, 4 star rated gites, Restaurant, Epicerie with covered pool in thermal spa town, Gers



## INFORMATION

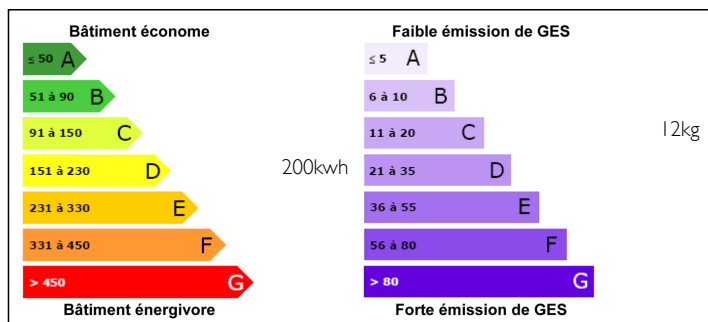
Town:	Cazaubon
Department:	Gers
Bed:	22
Bath:	22
Floor:	1000 m2
Plot Size:	2567 m2



## IN BRIEF

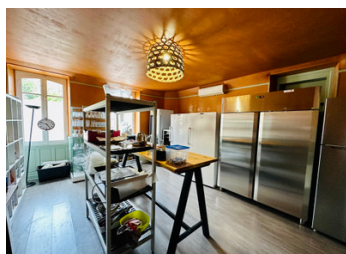
Situated in the commune of Cazaubon, Gers (32) the charming resort of Barbotan-les-Thermes has everything you need for a tranquil stay.. You can relax and emmerge yourself in the peaceful activites that this town and surrounding area with quaint bastide villages and vineyards has to offer. This well maintained and presented former hotel with 2 gites, restaurant, epicerie, 2 licences (on the premises and takeaway) for alcoholic beverages, with covered pool and terrace area is centrally located and within walking distance of all amenities; Lac L'Uby, the weekly market with BIO local produce and the Thermal Spa; highly recommended in the spa sector it is able to provide innovative and specific treatments for a number of illnesses, thanks to a multi-disciplinary team. International airports of Bordeaux (1hr 35mins) and Toulouse (2hrs), Spain (2hr25mins) Ski 2hrs, Atlantic Coast (1hr40mins).

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 7000 EUR

## NOTES

## DESCRIPTION

Recently renovated throughout with style and attention to detail; with a new catering kitchen, a partly renovated attic apartment (suitable for owners accommodation), air-conditioning, double glazing and 18 bedrooms all with ensuite and four studios. This commerce is ready for the new owners to hit the ground running. Book your viewing appointment now.

The property briefly comprises:

### GROUND FLOOR

Reception  
2 Studio apartments  
4 Bedrooms  
Laundry Room  
Restaurant / outdoor terrace  
Salon,  
Epicerie  
Catering kitchen  
Storeroom

### FIRST FLOOR

2 Studio apartments  
14 Bedrooms  
Balcony

ATTIC - 400m2 apartment suitable for private accommodation for the owners - part renovated to complete

### EXTERIOR

In-ground covered pool - chlorine  
Terrace area around pool  
separate garage  
Outdoor terrace area for restaurant dining and epicerie.

### INTERESTING THINGS TO DO:

Lac de l'Uby (80 ha) 3 minutes from the establishment (for nature lovers, walking, fishing...) + an aquatic centre (swimming pool) with paddle,