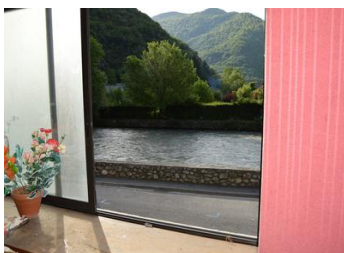


Large commercial premises in the heart of this lovely Pyrenean village with fabulous views of the mountains and river. In need of some refurbishment. Close to skiing,...



## INFORMATION

Town:	ST BEAT
Department:	Haute Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	123 m2



## IN BRIEF

Previously a bar/café, this building has versatile accommodation over three floors, suitable for a variety of commercial premises. It would be an ideal opportunity to open a much needed restaurant in this beautiful and traditional Pyrenean village. Just 10 minutes and you are in the Val d'Aran in Spain and only 20 minutes from Bagnères de Luchon and St Bertrand de Comminges. Ski Information: • 16 minute drive to Le Mourti's Ski Resort (11 km) • 22 minute drive to Superbagnères Ski Resort (20 km) • 45 minute drive to Peyragudes Ski Resort (35 km) • Views of the surrounding mountains

## 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: **550 EUR**

## NOTES

## DESCRIPTION

Situated on a route national and the principal road through the village, the premises looks out on to the Garonne River with beautiful views of the surrounding mountains.

The accommodation is arranged over three floors:

### GROUND FLOOR

In front of the building is a small terrace looking out to the river and mountains. The ground floor of the premises is in need of refurbishment and previously consisted of:

- \* Bar
- \* Small hallway
- \* Storeroom
- \* Toilets
- \* Kitchen

### FIRST FLOOR

The first floor is divided into two areas. At the front of the property is a large room which would make a lovely restaurant. There is a window that overlooks the river and the mountains.

At the rear of the property is another large room.

### SECOND FLOOR - ATTIC

The second floor has two attics, one at the front and one at the rear. They have high ceilings. One of the attics has had a new roof. The other requires replacing.

### ADDITIONAL INFORMATION

The current owner is also selling a Licence IV separately, should you be interested in opening a restaurant and/or bar.

Some of the windows have been replaced in the