

Property in the centre of Marciac, currently a restaurant, but with potential for a home and alternative business.

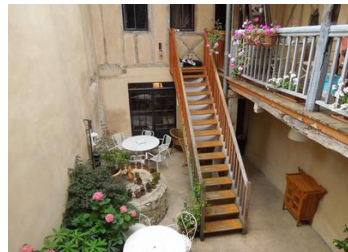


INFORMATION

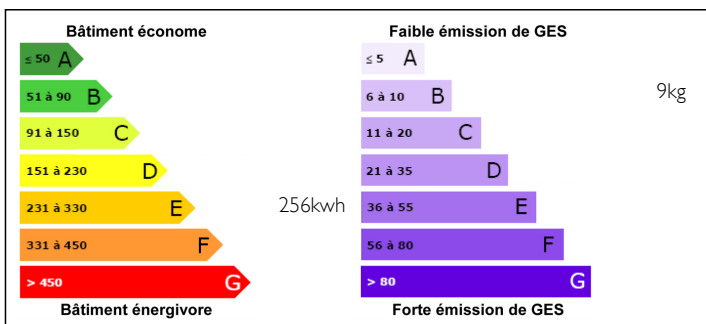
Town:	MARCIAC
Department:	Gers
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	306 m2

IN BRIEF

In a prime location in the centre of a popular market town, this property needs some renovation but could be a great location for a tea shop, antique shop or similar with owners accommodation.



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.



DESCRIPTION

It comprises on the ground floor – large room (currently restaurant); door to courtyard through to corridor off which is a cool/store room, WC and a room used as an office, through to a garden and at the end a large barn which opens to the rear street. Stairs lead from the front room to another large room (second restaurant room); door through to hallway with commercial kitchen off, leading to balcony over the courtyard. The balcony continues to the next building where there are 2 potential bedrooms in need of renovation. The property has mains drainage. The barn has potential to become owners' accommodation or a separate gite if the upstairs of the main building is used by the owners. The front portion of the property (restaurant area, corridor and WC) have been renovated, the rest needs renovation.

This property offers excellent potential particularly during the annual 3-week jazz festival.

NOTES