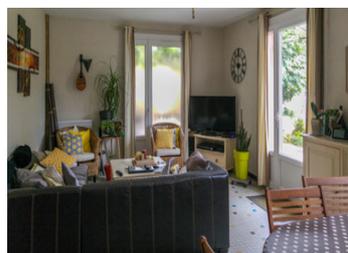


Former bar/restaurant with 3 B&B rooms, spacious private accommodation and rear garden.



## INFORMATION

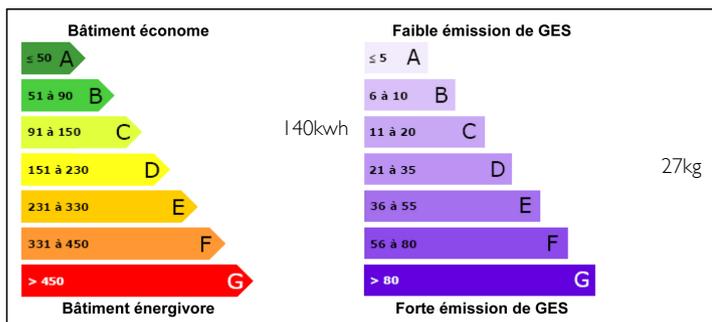
Town:	Goudourville
Department:	Tarn-et-Garonne
Bed:	7
Bath:	3
Floor:	340 m2
Plot Size:	1023 m2



## IN BRIEF

Ideally located at only 3 km from Valence d'Agen and 6,5 km from Golfech, this property has so much to offer. It is in an ideal location for a new restaurant business (there is a need in the area!) with a B&B. Or you could simply use the whole property as a big family home. There is even space to convert it to at least 3 spacious apartments. At the back is a very intimate (but spacious) and private terrace (restaurant), and a garden with fruit trees and vegetable garden. The property is bordered by a small stream at the back, so always enough water for the garden.

## 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

### GROUND FLOOR :

Entrance hall to bar area (25,5 m<sup>2</sup>)

Restaurant dining room (45 m<sup>2</sup>)

Second dining room (25 m<sup>2</sup>) with direct access to the back garden

Garage (20 m<sup>2</sup>) with garage door opening to the front of the property

Hallway (10 m<sup>2</sup>) with wash basin

Pantry/storage (18,20 m<sup>2</sup>)

Restaurant kitchen (28 m<sup>2</sup>) with integrated storage and cold room (3 m<sup>2</sup>)

Private living area (27,25 m<sup>2</sup>) with exterior door to garden

## LOCAL TAXES

Taxe foncière: 1300 EUR

### FIRST FLOOR – B&B rooms

From the ground floor hallway : access to the staircase with access to the separate B&B wing :

Hallway/landing (10 m<sup>2</sup>)

Bedroom 1 (9,4 m<sup>2</sup>) with washroom (2 m<sup>2</sup>) with wash basin and bidet

WC (2,2 m<sup>2</sup>)

Shower (2,4 m<sup>2</sup>)

Bedroom 2 (11,45 m<sup>2</sup>) with washroom (2,25 m<sup>2</sup>) with wash basin and bidet

Bedroom 3 (11,45 m<sup>2</sup>) with washroom (2,25 m<sup>2</sup>) with wash basin and bidet

## NOTES