

MUST SEE *Old Station* +Business opportunity+ 7 bedrooms + 5 bathrooms+ land + outbuildings

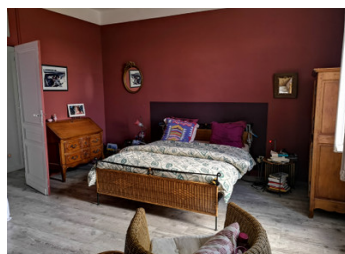


INFORMATION

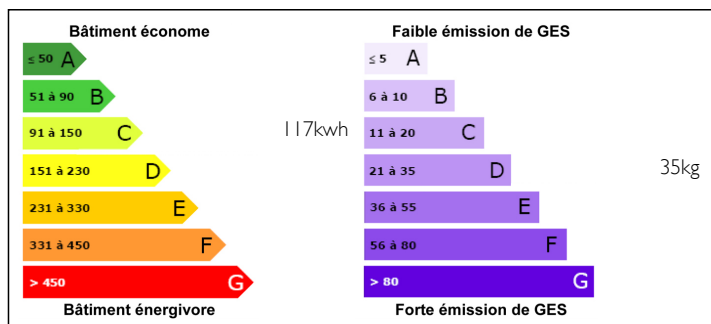
Town:	Mouchan
Department:	Gers
Bed:	7
Bath:	5
Floor:	370 m2
Plot Size:	9107 m2

IN BRIEF

Huge potential for this well situated and luminous Old Station of 370m2 which has retained many original features with about 2.5 acres of land and a well. Large windows and large living rooms. Previously a Bar/Restaurant/ B&B with passing trade both pedestrian and vehicular the professional equipment is included. 3 bedrooms and 3 shower rooms on the business side Private side 4 bedrooms 2 shower rooms and large living areas that were the ticket hall, waiting room and luggage rack. Space for a pool Large loft for conversion Partially fenced for animals a pond and well



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: 2001 EUR

NOTES

DESCRIPTION

This super old station is full of charm from the beautifully constructed curved cellars to the huge loft area which includes the original WC! Large windows, large rooms and terraces make this a property that ticks many boxes for those wishing for a business with a large family home.

Please ask for more information and photos

Distances:

Condom 10 mins

Vic Fezensac 22mins

Auch 35mins

Agen 50mins

Toulouse 1h30

Bordeaux 1h50

Capbreton 2h10

Narbonne Plage 2H40

Skiing 2h20

Fetes and Festivals

Vic Fezensac Tempo Latino

Condom Bandas

Marciac Jazz Festival

Entertainment

Boating and Canoeing

walking

Food and Wine tasting at all the local Domaines

Markets

Nogaro race circuit and aerodrome Gliding

Herret Gliding

Historic monuments

Beautiful villages and countryside

Pony trekking

Cinema open air

Swimming lakes

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>