

4 bedroom detached house to renovate, Private parking with 1 bedroom apartment , huge potential.

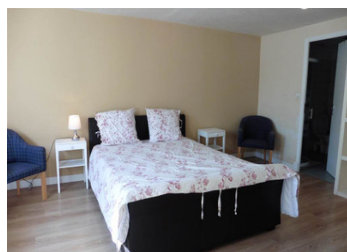


INFORMATION

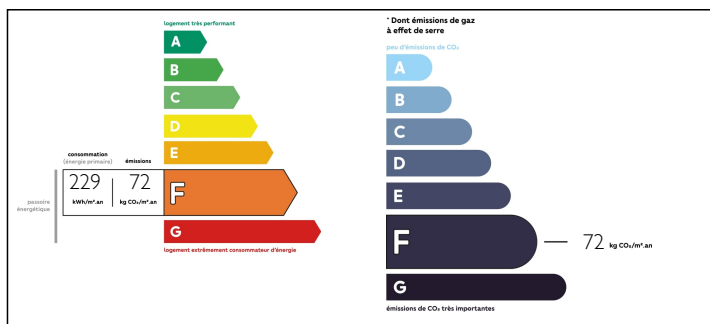
Town:	Panassac
Department:	Gers
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	1020 m2

IN BRIEF

This former restaurant-bar situated in a great location has loads of potential for a business opportunity to re-establish its former glory perhaps for offering breakfast, lunch, dinner and snacks, evenings with live music, quiz, games.....and more to be developed. There are a former dining room and bar (65 m²), orangery (32 m²), terrace and parking. A part of the house has a renovated 1 bedroom self-contained apartment, with its own entrance to be let for B&B. The house has 4 bedrooms.



ENERGY - DPE



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DESCRIPTION

4 bedroom detached house in need of modernising. The ground floor has been used as a bar restaurant and previously had a cat 3 licence.

Entrance, 20m² on a terra cotta tiled floor, access through to cafe-restaurant.

Double living room, 16m² plus 14m², original glazed door separating so could make two rooms or one large room, fireplace, original glazed cupboard to one side.

Independent suite/studio with its own entrance and bedroom (18 m²) shower room (4,5 m² with walk-in shower, toilet, washbasin), equipped kitchen (5 m²).

1st floor :

Landing, 14m².

Bedroom (1) 16m², with fireplace, built in cupboard.

Bedroom (2) 16m².

Bedroom (3) 16m².

Fourth room, 17m², with the Shower room with shower, toilet, washbasin.

Main house in need of some decorative work but good electrics, central heating and main drains. Huge potential for development.

Former restaurant area with up to 58 covers

Large dining room with bar (65 m²) and orangery (34 m²), terrace (32m²).

Washing up room, 8m².

2 toilets.

Storage/workshop with cold room, 36 m².

Communicating hall, laundry, etc, 12 m².

Office (5 m²).

NOTES