

Character Gascon 19th century farmhouse. This tastefully renovated former restaurant has endless possibilities or could be transformed into a beautiful family home.



INFORMATION

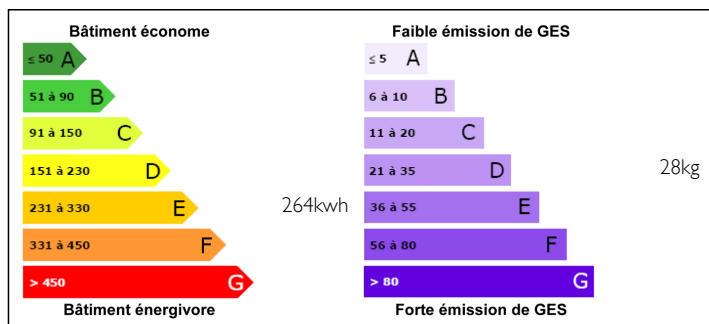
Town:	MONTREAL
Department:	Gers
Bed:	3
Bath:	1
Floor:	375 m2
Plot Size:	10929 m2



IN BRIEF

Situated in a highly sought after area of the northern Gers and on the route de Compestella this former tastefully restored restaurant has the potential for many business opportunity or to be converted into a large family dwelling. The extensive ground floor space boasts many period features, including open fires, exposed beams and high ceilings with the central part opening on to a large sunny terrace with the beautiful backdrop of the enclosed treelined, mature gardens. The first floor provides a separate living accommodation with an open plan kitchen and living room, 3 bedrooms and a family bathroom. Viewing is highly recommended to see the potential this property can offer.

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

The former professional kitchen space with integrated walk in cold room remains in situ as do the commercially graded WC facilities. On the opposite side of the substantial parking area with central island there is a further 570m² of outbuildings which could be used for a variety of purposes. The property sits on over 10,000m² of land where there would be ample space to install a swimming pool if desired. The property is situated between two of the named 'pretty villages of France' , Fources and Montreal.

The airports of Toulouse and Bordeaux are both within 1 hour 30 minutes and with its direct train links to Paris, Agen is only 45minutes away. The beautiful Atlantic coastline Cote D'Argent can be easily reached within 1 hour 30 mins and the Pyrenees and many beautiful ski resorts are only two hours away. The property is located close to all amenities and some popular tourist attractions. The possibilities are endless for this property so please contact us for further information.

LOCAL TAXES

Taxe foncière: 2600 EUR

NOTES