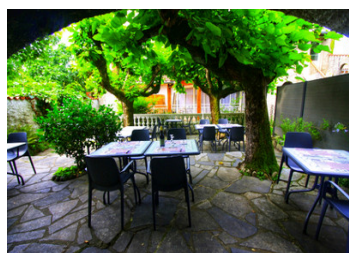


Tarn: Exceptional near Mazamet, hotel restaurant ready for business, with strong commercial potential.



INFORMATION

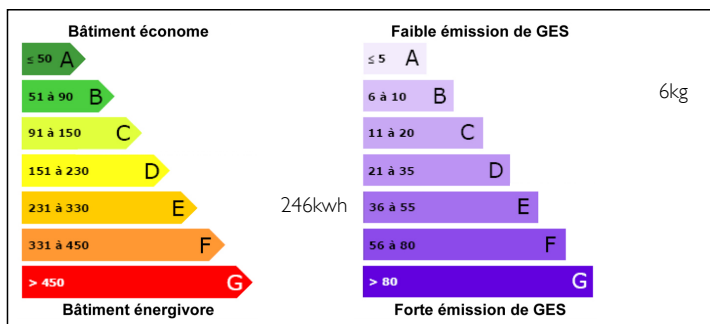
Town:	Pont-de-Larn
Department:	Tarn
Bed:	10
Bath:	10
Floor:	545 m2
Plot Size:	474 m2



IN BRIEF

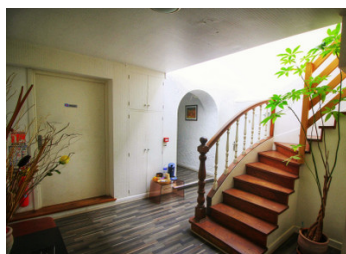
If you are looking to start up, take over and develop a hospitality business, then this unique property is for you! Located in the commune of Pont de l'Am, less than 5 minutes from the famous Barouge golf course, a highly sought-after area in the south of the Tarn department, this renowned, fully functional and renovated establishment is sure to win you over. Judge for yourself: this property comprises a 495m2 building with a 140m2 dining room, a fully-equipped kitchen, a lovely shaded terrace, 9 bedrooms and their shower rooms, storerooms, cloakrooms, reception halls and parking right on the square opposite. Bonus: a 50m2 flat that could be used as staff accommodation or a gîte. This is a rare opportunity, with an existing clientele, know-how that can be shared to help new buyers, and projects to be developed and imagined ... priceless!

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

After parking the car in the shady square, you immediately feel that there is a soul here! The main entrance reveals a beautiful separate reception hall. From here you can access the restaurant, the kitchens and the accommodation area, all perfectly arranged. Let's enter the restaurant, which is very large and bright, and can seat 80 people without any problem, even creating separate areas. A beautiful, welcoming bar sits proudly here, and you can access the terrace at the back, which is well hidden and shaded, to enjoy those moments of conviviality that are so precious these days. This space is a real bonus, adding considerable value to this property.

The kitchen is impeccable and fully functional, in strict compliance with current standards: a work tool that is the envy of top chefs! Storage and reserves are in the basement. There are also cloakrooms and sanitary facilities that meet accessibility standards.

Moving on to the accommodation, all we have to do is take the stairs and we discover a spacious, well-equipped reception hall. From here, you have access to 5 completely refurbished bedrooms with en suite shower rooms, reversible air conditioning and balconies.

This level also includes a 50m² flat with a living room and fireplace, a kitchen, a bedroom and a 25m² veranda. You will appreciate the presence of this dwelling, which would be ideal as company accommodation or could even be converted into a gîte for rent. Back on the reception landing,...

NOTES