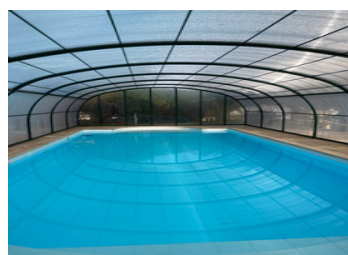
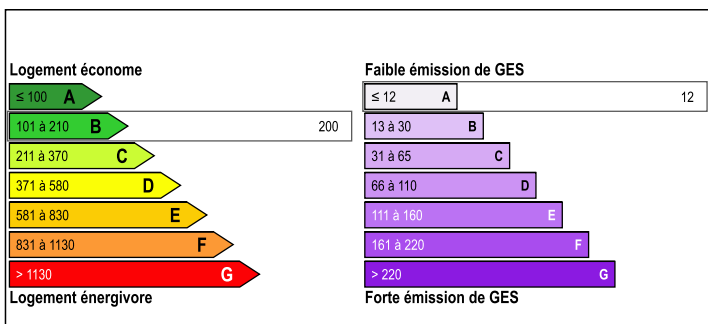


Former Hotel and Restaurant with 2 4 star rated gites, Epicerie with covered pool in thermal spa town Gers 32



ENERGY - DPE



INFORMATION

Town:	Cazaubon
Department:	Gers
Bed:	22
Bath:	22
Floor:	1000 m2
Plot Size:	2567 m2

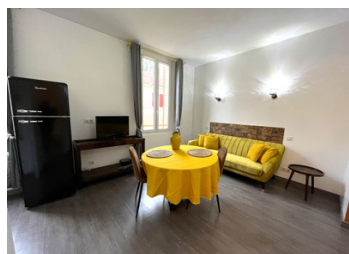
IN BRIEF

Situated in the commune of Cazaubon, Gers (32) the charming resort of Barbotan-les-Thermes has everything you need for a tranquil stay.. You can relax and emmerge yourself in the peaceful activites that this town and surrounding area with quaint bastide villages and vineyards has to offer. This well maintained and presented former hotel and restaurant with 2 gites, restaurant, epicerie, 2 licences (on the premises and takeaway) for alcoholic beverages, with covered pool and terrace area is centrally located and within walking distance of all amenities; Lac L'Uby, the weekly market with BIO local produce and the Thermal Spa; highly recommended in the spa sector it is able to provide innovative and specific treatments for a number of illnesses, thanks to a multi-disciplinary team.

International airports of Bordeaux (1hr 35mins) and Toulouse (2hrs), Spain (2hr25mins) Ski 2hrs, Atlantic...

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:

8058 EUR

NOTES

DESCRIPTION

La Margautière, located in the centre of Barbotan les Thermes, is a former *** hotel and restaurant (formerly the Hôtel Beauséjour) with a surface area of around 900 m² on 2 floors + 1 convertible attic of 400 m², currently used solely as :

- 2 gîtes (45 m² each rated ***** each) rented out to spa guests for 3 weeks from April to the end of October (ground floor),
- 1 large room formerly used as a restaurant (ground floor),
- 1 delicatessen (ground floor),
- 1 tea room (ground floor),
- R1 has been kept by the owners as their main residence and offices,
- R2 is the attic, which can be converted; there is already 1 studio flat.

Composition :

- 18 bedrooms,
- 5 studio flats,
- Ancillary rooms,
- Convertible attic space of around 400 m²,
- 1 basement (scullery + boiler room)
- 1 restaurant,
- 1 delicatessen,
- Air conditioning in all rooms,
- 1 indoor swimming pool (chlorine) 12 m x 5 m,