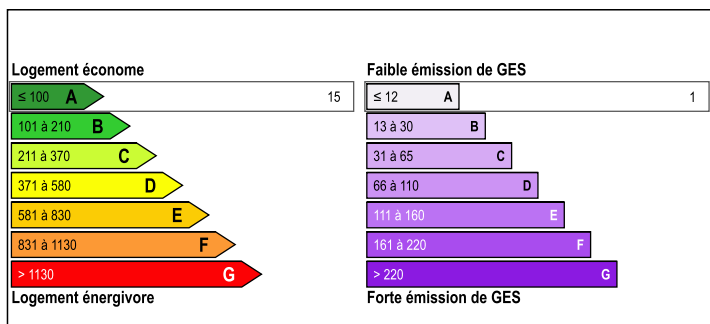


Fabulous opportunity - Pyrenean hotel restaurant with owner accommodation, terraces and tourism potential



ENERGY - DPE



INFORMATION

Town:	Barbazan
Department:	Haute-Garonne
Bed:	11
Bath:	12
Floor:	502 m2
Plot Size:	788 m2

IN BRIEF

Are you looking for a flexible hospitality business in the mountain?

A rare opportunity to relaunch a substantial former hotel, bar and restaurant in the heart of the Pyrenees, close to Spain, ski resorts, walking routes and major tourist attractions.

Previously featured in Lonely Planet and once a thriving family-run business, Le Rocher offers approximately 465 m² of flexible accommodation including a restaurant, professionally equipped kitchen, reception area, lounge/bar, terraces, 11 guest bedrooms with en-suite facilities and an independent apartment.

Situated in the attractive village of Barbazan on the tourist route between Toulouse and Spain, the property offers enormous lifestyle and business potential for buyers seeking a hospitality project in a

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

A rare opportunity to relaunch a substantial former hotel, bar and restaurant in the heart of the Pyrenees, close to Spain, ski resorts, walking and cycling routes, thermal spas, lakes and some of the region's most beautiful mountain scenery.

Previously featured in Lonely Planet and once a thriving family-run business, Le Rocher offers a unique lifestyle and business opportunity in the attractive spa village of Barbazan. Combining owner accommodation potential with hospitality and tourism possibilities, the property offers approximately 465 m² of flexible accommodation including a restaurant, professionally equipped kitchen, reception area, lounge/bar, terraces, 11 guest bedrooms with en-suite facilities and an independent apartment.

The property occupies a strategic position on the route between Toulouse and Spain and is ideally located to attract tourists, cyclists, walkers, motorcyclists, skiers and visitors exploring the Pyrenees throughout the year. Thanks to its size and flexible configuration, it particularly lends itself to accommodating larger groups, including walking and cycling clubs, motorbike tours, retreats, family gatherings and special interest groups, while still being equally suitable for couples, families and individual travellers.

This gives the property a unique and highly flexible position within the regional tourism market.

This former hotel and restaurant has been closed following retirement and now offers buyers the chance to create a new hospitality project with considerable scope and flexibility. The configuration of the building would suit a range of possibilities including:

- Hotel and restaurant
- Chambres d'hôtes / Bed and Breakfast
- Bar and pizzeria

LOCAL TAXES

Taxe foncière: 2062 EUR

NOTES