

Between Toulouse and Tarbes, single-storey hotel of 8 bedrooms with restaurant and pool on 3,2 HA of land



## INFORMATION

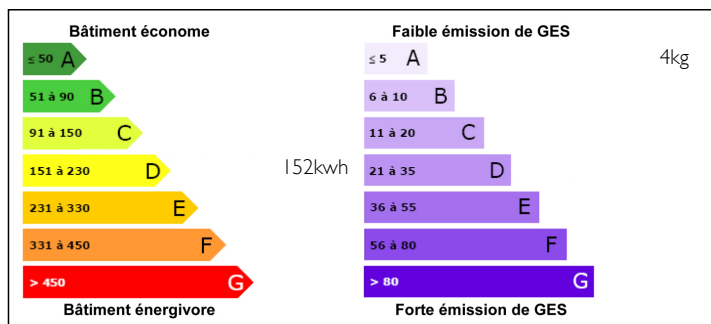
Town:	Masseube
Department:	Gers
Bed:	8
Bath:	8
Floor:	400 m2
Plot Size:	30000 m2

## IN BRIEF

Small housing complex of 3 single-storey buildings for touristic/business purposes (weddings, seminars, etc.) with a swimming-pool, on 3,2 hectares of land, fenced. Licence IV available. Possibility to create a residential parkside (campsite)



## 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

Hotel or Bed & Breakfast with Restaurant in rural country settings with 1 reception lounge/bar, 1 large restaurant room with open fire-place (80 m<sup>2</sup>), 1 equipped professional kitchen, a 2 bedrooms apartment, 5 bedrooms with private en-suite bathrooms (one for disabled access), 3 studios with kitchenette, 1 fenced swimming-pool, on 3,2 hectares of land, private car park with automatic gate.

Heating : reversible air conditionning (recent)

Authorisation to operate as a camp site by the local Mairie.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 3600 EUR**

## NOTES