

OFFER ACCEPTED – High Investment Potential – Former Restaurant & Residence, Needs Renovation

EXCLUSIVE

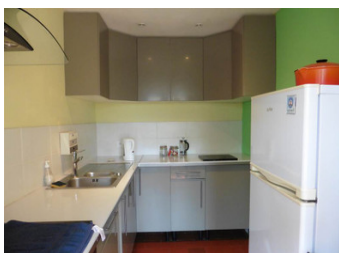
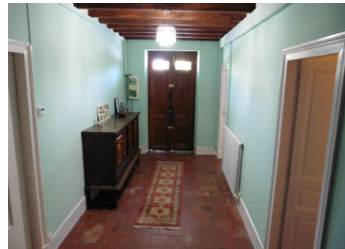
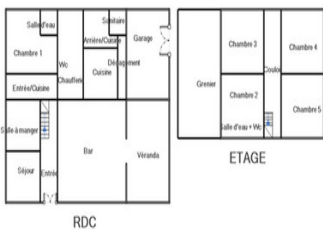


INFORMATION

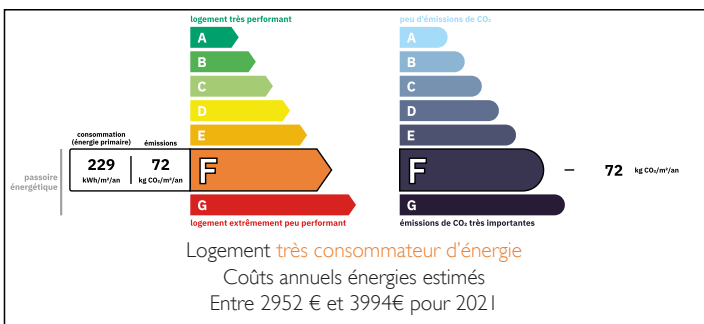
Town:	Panassac
Department:	Gers
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	1020 m2

IN BRIEF

This property is a blank canvas, perfect for your next venture. Whether you're envisioning a thriving business or a stunning residential project, the potential is limitless. Located in a prime area, it offers excellent visibility and access. The spacious layout can be customized to suit your needs, and the ample outdoor space provides options for parking or landscaping. Don't miss the chance to make this property your own and turn your dream into reality. **ACT NOW AND EXPLORE THE POSSIBILITIES!**

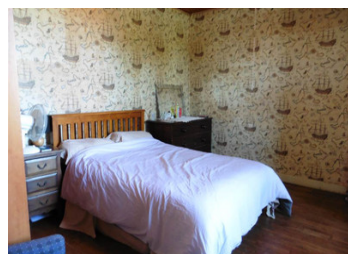
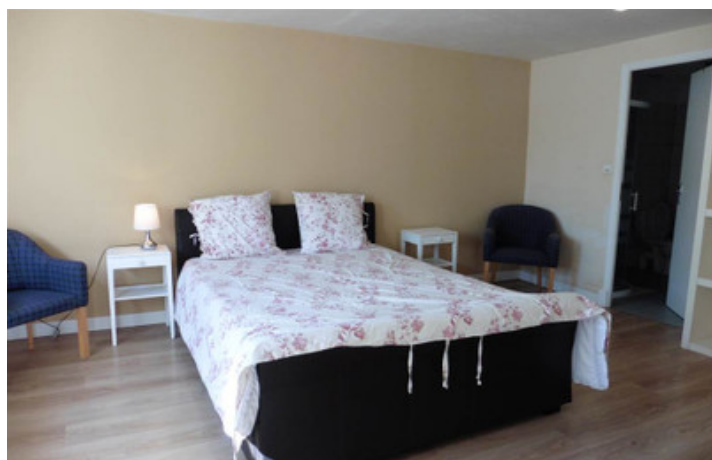


ENERGY - DPE



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 property has a roadside location with significant parking space to the side. The D929 is the main thoroughfare from Auch, the capital of the Gers, through Masseube, Tarbes, Pau and onwards to Spain; a road well used by locals and tourists. This means that the premises would be suitable for a range of activities – restaurant (as before), petrol station (as in the distant past) with shop etc or could be converted into a beautiful home or apartments for rental/Airbnb.

The property is very spacious, and the layout of the residential side is extremely adaptable. With imagination, this could be an incredibly special project. .

The previously successful restaurant served breakfasts, lunches and evening meals and provided regular entertainment. It was extremely popular and had a wide catchment area. The property has been unoccupied for approximately four years and is now ready for an injection of new life.

The majority of fittings have been removed therefore, should you wish to re-open the business as it was, this should be considered.

The studio apartment to the rear of the ground floor could easily be recommissioned, allowing the owner or developer to live on-site whilst the renovations to the remainder of the building are completed. [Bedroom (18 m²) shower room (4,5 m² with walk-in shower, toilet, washbasin), equipped kitchen (5 m²)].

The property is connected to the mains sewage system.

The current heating system is oil fuelled.

The water and electricity are disconnected but this can easily be reinstated...

LOCAL TAXES

Taxe habitation: EUR

NOTES