

Ref: A21277SAT32

Price: 630 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (600 000 EUR without fees)

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



## INFORMATION

Town: Cazaubon

Department: Gers

Bed: 22

Bath: 22

Floor: 1000 m2

Plot Size: 2567 m2













#### IN BRIFF

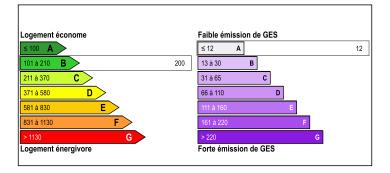
Situated in the commune of Cazaubon, Gers (32) the charming resort of Barbotan-les-Thermes has everything you need for a tranquil stay.. You can relax and emmerse yourself in the peaceful activites that this town and surrounding area with quaint bastide villages and vineyards has to offer. This well 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.

### **ENERGY - DPE**



International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





Ref: A21277SAT32

Price: 630 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (600 000 EUR without fees)





#### LOCAL TAXES

Taxe foncière: 8058 EUR

Taxe habitation: 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 + I 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),
- I large room formerly used as a restaurant (ground floor),
- I delicatessen (ground floor),
- I tea room (ground floor),
- RI has been kept by the owners as their main residence and offices.
- R2 is the attic, which can be converted; there is already I studio flat.

#### Composition:

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr