

## RARE HOSPITALITY INVESTMENT: ICONIC LAKESIDE RESTAURANT/EVENT VENUE IN JAZZ FESTIVAL TOWN-MARCIAC SW FRANCE

EXCLUSIVE



## INFORMATION

Town:	Marciac
Department:	Gers
Bed:	0
Bath:	2
Floor:	256 m2
Plot Size:	700 m2



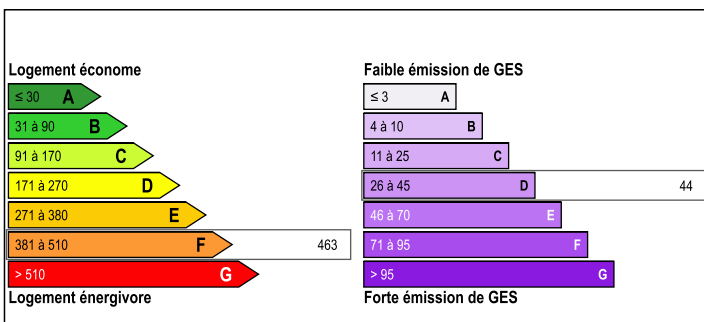
## IN BRIEF

Iconic Lakeside Restaurant Barge in Marciac, SW France FOR SALE!

Rare opportunity to acquire La Péniche, a landmark restaurant, bar, and event venue set on the picturesque Lac de Marciac—home of the world-famous Jazz in Marciac Festival. Moored since 1963, this historic barge has recently been tastefully updated and is ready for its next chapter. Ideally located on the edge of the vibrant village, with ample parking and easy access to the celebrated St Mont vineyards and Armagnac region. La Péniche draws a loyal local and international clientele, boosted by strong seasonal tourism. The Gers region is a much loved destination for European and UK buyers seeking charm, authenticity, and lifestyle. With its unique character and exceptional location, La Péniche offers immense potential to develop into a leading gastronomic hotspot/bar, club or event venue.

Serious buyers – request full details...

## 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

UNIQUE RESTAURANT & EVENT VENUE – RIVER BARGE WITH LAKESIDE TERRACE, MARICIAC, SW FRANCE

An exceptional opportunity to acquire La Péniche, a one-of-a-kind, static 2 storey river barge set on a solid concrete base, offering approx. 256m<sup>2</sup> of internal space across two levels. The upper deck features a fully operational bar and 50-cover restaurant, with a private room at the stern ready for further development. The lower level includes a client toilet with disabled access, staff facilities, a dishwashing area, and access to the professional kitchen housed in a separate building on the quay. Part of the lower deck remains undeveloped, ideal for creating an additional function or event space.

The expansive 170m<sup>2</sup> covered terrace overlooks Lac de Marciac and accommodates approx. 130 covers. Combined with the indoor space, the venue can host a minimum of 180 guests. The terrace and surrounding 700m<sup>2</sup> of quay-side space are secured under a 20-year lease (18 years remaining) from the Mairie, with full support for ongoing development.

Two wooden chalets sit on the quay—one currently used for waste management, and the other perfect for ice cream, local produce, or additional bar service. With direct kitchen access and high visibility, the space is ideal for weddings, concerts, and private events.

The business is sold fully equipped, with existing supplier contracts available. Turnkey and ready to grow.

Enquire now for full details or to arrange a viewing.

Licence Category: 2

Turnover 2022-23: € 369K

(represents 8 months of full-time activity)

Turnover 2024: €283K

(April-September)

## LOCAL TAXES

Taxe habitation: EUR

## NOTES