

## Moulin near Nogaro Gers 32 with business opportunity in a peaceful environment



## INFORMATION

Town:	Bourrouillan
Department:	Gers
Bed:	16
Bath:	11
Floor:	588 m2
Plot Size:	34135 m2

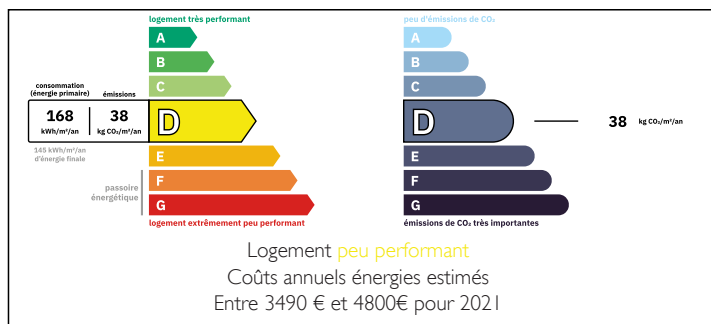
## IN BRIEF

Currently run as a bar, restaurant, gite and chambre d'hotes with large in ground pool and private owner accommodation this charming Moulin is in the perfect setting. Surrounded by the stunning Gers countryside; rolling hills and vines yet only a short drive to Nogaro, Eauze and Aire sur L'Adour with all amenities. Marciac with it's international Jazz festival and other larger towns with annual festivals provide year round touristic attractions.

International airports of Bordeaux and Toulouse are less than 2hrs away and Tarbes/Lourdes just over 1hr. The department of Gers offers a quiet, rural setting with the great advantage of being located within easy driving distance of a day trip to Spain; San Sebestien, Biarritz or Archacon on the Atlantic coast or skiing in the Pyrenees.

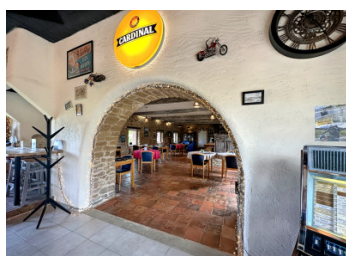
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## ENERGY - DPE



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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

Perfectly situated halfway between Nogaro and its circuit, and Eauze, the capital of Armagnac.

This well maintained and beautifully presented property briefly comprises of:

- Private owners accommodation: Ground floor office 28m<sup>2</sup>, WC with plumbing for washing machine 4.5m<sup>2</sup>, kitchen 17m<sup>2</sup> open to living room 34m<sup>2</sup> door to the front terrace 58m<sup>2</sup> First floor; WC 2.2m<sup>2</sup>, bedroom 14m<sup>2</sup>, bedroom 12.5m<sup>2</sup>, bedroom 12.6m<sup>2</sup> with ensuite shower and sink 2.2m<sup>2</sup>, dressing room 10m<sup>2</sup>, bedroom 16m<sup>2</sup> with ensuite bath and sink, room 11.5m<sup>2</sup> this used to be a bathroom and is now empty a door connects to the first floor function room.

- 5 air-conditioned guest rooms, each with an en-suite bathroom featuring a walk-in shower and toilet.

- A gîte for 6 to 8 people (double rooms with en-suite bathrooms and toilets) with a kitchen/large living room separate from the sleeping area and storeroom.

- A 15x6 m swimming pool set in a large park with trees and pretty flowers, perfect for relaxation.

- A bistro with a terrace where you can enjoy breakfast in the morning, an aperitif or a drink at the end of the day.

- A bar 52m<sup>2</sup> and indoor seating area 90m<sup>2</sup>, first floor function room or additional seating with bar area 77m<sup>2</sup> door to kitchen/living room and store 83m<sup>2</sup> with access to external stairs

- An immaculate professional kitchen 25.5m<sup>2</sup> and store room 4m<sup>2</sup>

- Ground floor WC with disabled access 9m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **3638 EUR**

Taxe habitation: **EUR**

## NOTES