



EXCEPTIONAL TOURIST ACCOMMODATION AND EVENT VENUE



PROPERTY FACT FILE	
REFERENCE	A35244LIS32
PRICE	€ 2,995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	36
BATHROOM	20
ACCOMMODATION	2000 m ²
LAND	45000 m ²
TOWN	Auch
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Barns - outbuildings, Business potential, Covered parking
*Price based on current exchange rate which is subject to change	





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Renovated former farmhouse transformed into a venue for accommodation and XXL seminars.

DESCRIPTIF

Located in a peaceful setting in the heart of Gers, this exceptional estate offers a wide range of opportunities for investors and entrepreneurs in the hospitality, events, and tourism sectors.

Key Features:

Accommodation capacity: Up to 110 guests, ideal for hosting groups and tourist stays.

Size & layout: Well-maintained property with diverse infrastructures and expansion opportunities.

Accommodations:

Large 250 m² guesthouse: Capacity for 15 guests.

13 cottages of 35 m² each: Accommodating up to 6 people per unit.

4 guest rooms: Spacious and elegantly decorated.

Additional cottages & chalets: Offering extra lodging options.

Development Opportunities:

350 m² buildable land: Ideal for constructing a glass-enclosed restaurant with panoramic views of the rolling hills.

Magnificent 100 m² dovecote: Perfect for transforming into charming additional accommodations.

Characterful 250 m² former stable: To be renovated for a reception hall, wellness area, or extra lodgings.

Reception & Event Spaces:

4 modular event halls: Capacity for 10 to 400 guests.

Ideal for: Weddings, seminars, corporate events, private celebrations.

Activities & Amenities:

Jacuzzi: Perfect for relaxation.

Mini-golf & fishing lake (optional): Enjoyable for both children and adults.

Various leisure activities: Ensuring an unforgettable stay.

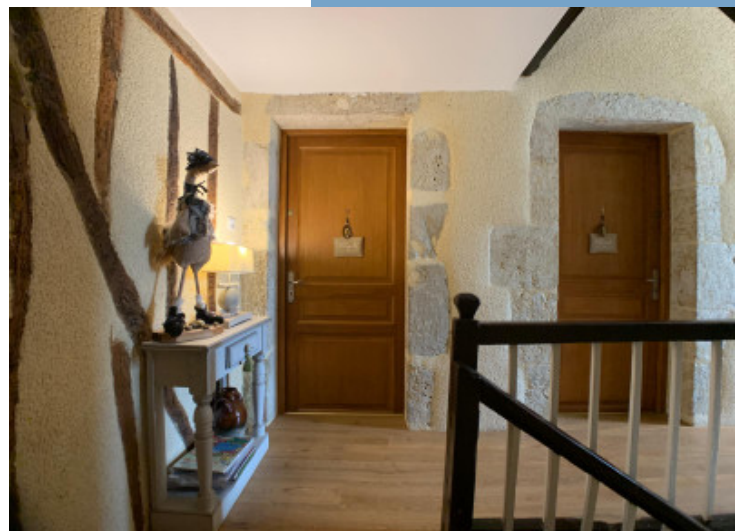
Camping & Outdoor Lodging:

Campsite pitches with a swimming pool: Expanding the accommodation options to attract a diverse clientele.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35244LIS32>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

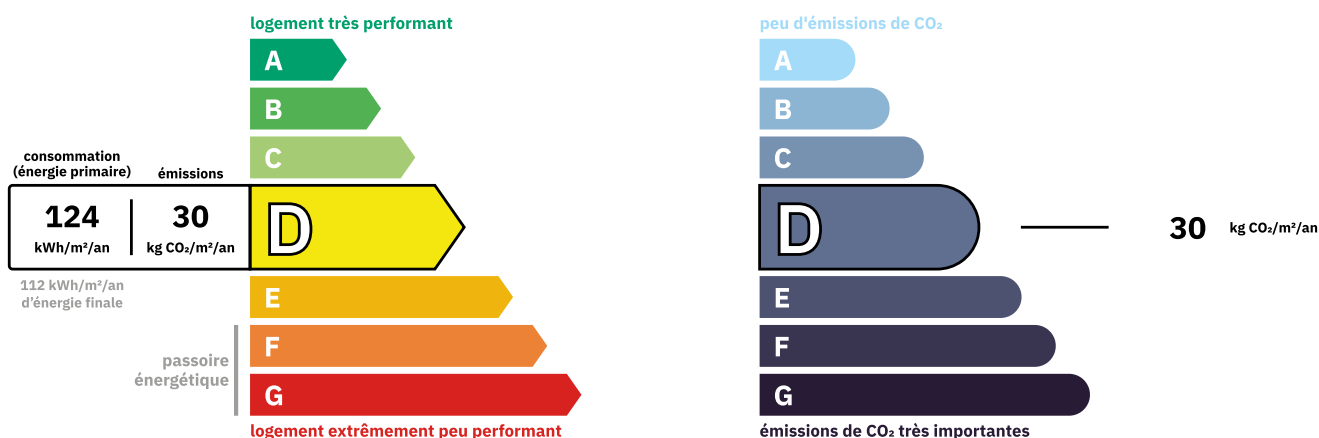
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 3390 € and 4670€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A35244LIS32
FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr