

Large attractive 19th century stone property. Excellent business opportunity and family home close to skiing



## INFORMATION

Town:	Siradan
Department:	Hautes-Pyrénées
Bed:	13
Bath:	7
Floor:	572 m2
Plot Size:	1675 m2



## IN BRIEF

Currently operating as a hotel/bar/restaurant, with an excellent reputation, this establishment offers you many different options: \* Continue with the hotel/bar/restaurant \* Change into apartments for long or holiday rental \* A family home and B&B \* Accommodation and various courses for groups - cooking, cycling, art, photography etc \* Or a combination of the above. The owner is selling the property and, if you wish, will include the contents and the business in the price. SKI INFORMATION \* 28 minutes to Le Mourti ski resort (20 km) \* 26 minutes to the telecabin at Bagnères de Luchon (24 km) \* 37 minutes to Peyragudes ski resort (34 km) \* 1h05 minutes to Baqueira/Beret ski resort (59 km)

## 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

Situated in the heart of the Pyrenees mountains, this attractive property has the following accommodation:

### GROUND FLOOR

#### RESTAURANT (40 m2)

The restaurant can seat up to 50 clients and has:

- 2 radiators
- 3 large windows with electric shutters
- Tiled floor
- Wooden doors leading into the corridor

#### BAR

A door from the terrace opens into the bar with:

- Wooden bar
- Radiator
- Tiled floor
- Door through to the restaurant
- Door into the corridor
- Window

#### KITCHEN (20 m2)

The kitchen has everything you need to operate a restaurant but could also be used as a training kitchen if you offer courses to guests. The kitchen has

- Tiled floor and walls
- Window with manual shutter
- All the equipment you expect in a professional catering kitchen

#### PLONGE AND STORAGE AREA

This room has an area for washing the utensils, plates etc plus:

## LOCAL TAXES

Taxe foncière: **988 EUR**

## NOTES