

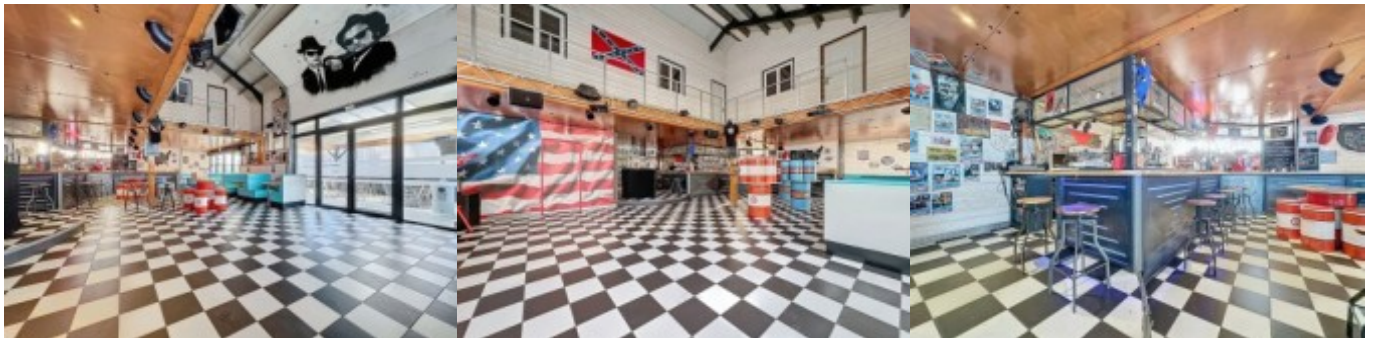


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Commercial premises

274 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26765
- Numero di stanze : 8
- Numero di camere da letto : 2
- Superficie abitabile : 200 m²
- Superficie del terreno : 900 m²



Located 10 minutes from Bagnères de Bigorre and 15 min south of Tarbes, these business premises have a car park, an outside bar, a big covered 82 m² terrace and a 136 m² room with 2 toilets and a kitchen. Handicapped access that is up to code. A 117 m² agricultural hangar has many possibilities and an upper lever that is transformable. Grounds of 900 m² that is fenced in and with an automatic gate.

Situated between Tarbes and Bagnères de Bigorre, this property allows for the development of a business on a busy street, all the while living in a modern and environmentally friendly house. It is divided into two separate spaces and enclosed in order to respect the private area.

Opposite the stage, the big covered terrace can accommodate 80 table settings. In summer as in winter, this space allows the organization of many events and reception of various clientele. Two wide doors permit to circulate easily and an access inside to the second room.

This lovely space of 136 m² is decorated in the style of rock and roll and has a very good sound system. The eating area is in front of the bar, as is the stage for a DJ and a band. A floor is suitable for conversion, allowing for more clients after a little work. The two toilets are up to code for the handicapped and have a washbasin and hand dryers.

At the back, the professional kitchen is equipped with all the necessary material.

The property is finished off with a 117 m² agricultural hangar. Adjacent to the bar/restaurant, it could be converted in order to develop an additional activity. The construction is recent, with a metal structure that allows for a quick opening since there is no work needed.

This property is ideal:

- a commercial building needing no work (terrace, bar, restaurant, kitchen)
- an agricultural hangar

Located in a charming village between Tarbes and Bagnères de Bigorre; 10 min from a golf course; 20 min from the motorway, a high-speed train station (TGV) and an airport (TLP); 40 min from ski slopes; 1 hr 30 min from Toulouse, Biarritz and Spain.

CONSUMO ENERGETICO : F (444)

GAS SERRA : C (12)