



Hotel - Restaurant

GONDRIN (32)

399 600 €



870 m²



27 pièce(s)

PROPERTY DESCRIPTION

TO GRAB! Hotel-restaurant business located on an axis passing through the heart of Armagnac and in a small town which has all the shops and services necessary for the population. This establishment, operated for a long time by the same family, was completely renovated in 2016. The 3-star hotel has 12 rooms as well as 5 apart-hotels, which allows it to accommodate several types of clients, in particular a clientele faithfully linked to the region's wine industry. The restaurant offers traditional cuisine based on local products and enjoys a good reputation. Depending on the number of customers and the season, services take place in one of the 3 rooms and/or on the large terrace. In addition, the establishment has a group/seminar/event room with a capacity of 100 people with entrance and separate toilets. The team is in place, the rent is moderate, the economic results are good and the sale price is attractive. This is therefore a real opportunity for a duo of professionals wishing to settle in this beautiful region. In addition, the municipality is located in a rural revitalization zone (ZRR) with advantageous tax provisions, in particular a total exemption from tax on profits for 5 years. Finally, the sale of the walls is possible, immediately or in the long term, in the event where buyers would like.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 851800

Property type Hotel - Restaurant

Year of construction 1973

SURFACES

Living space 870 m²

COMPOSITION

Number of rooms 27

APPENDIX

Videophone Non



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle