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## Spacious Home B&B Lourdes

**222 000 €** [ Honorarios al vendedor ]

- Referencia : AF26486
- Número de habitaciones : 12
- Número de habitaciones : 10
- Espacio habitable : 200 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 1 180 €



Located in the historic centre of Lourdes close to the market, chateau fort and Sanctuary is this small guest house sale. Offering 10 bedrooms across three floors as well as a dining room and kitchen, it could be transformed to other uses: spacious family home or apartments.

The building dates from 1670 and a "Pension Famille" guest house has been operating on these premises since 1876. The property is located in the neighbourhood of the Chateau Fort in a pedestrianised street thus no traffic noise whilst being in the centre of the town. The Rue de la Grotte leading to the Sanctuary is a few steps away, as is the Cachot, Parish Church and market square. A central location for a tourism project.

The ground floor currently has an entrance hallway serving the dining room and kitchen. Stairs at the rear serve the upper floors.

The first floor currently has four bedrooms, each with wash basin. There is a toilet and a store room.

The second floor currently has four bedrooms, a toilet and a shower.

The third floor currently has two larger bedrooms, a storage room, a toilet and a bathroom. There are views across the rooftops to the Pic du Ger from the rear bedroom.

Each floor could be redesigned to accommodate your project with partition walls dividing the bedrooms. Small apartments could be envisaged or a family home by enlarging the bedrooms. An entrance could be created to the rear to provide private access.

Windows are currently wooden framed with one pane of glass. The roof is covered in slate. Heating and hot water are provided by electricity. The building is connected to the town sewage mains.

You will be in the old town centre of Lourdes in the historic neighbourhood of the Chateau Fort and Cachot with all commerce, services, schools, market square a few steps away. Train station for TGV 10 min walk. At the gateway to the Pyrenees National Park with Argelès-Gazost 10 mins drive away. Skiing 45 mins away. Tarbes-Lourdes-Pyrenees airport 15 mins, A64 motorway access in 15 mins for Toulouse or the Basque Coast and Biarritz in 1h30.