



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7585

• House - Lalinde •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 11

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Lots of potential for this stone building, which could very well be a rental property, or a main residence with guest rooms, possibility of a tea room or other.

700 m<sup>2</sup> living

No field

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

660 000 €

Agency fees: 4,8 % VAT included\*

Price without fees: 630 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°7585 •

### Charming stone building - Ideal investment

Located in an authentic and charming setting, this stone building offers great potential for a hotel, gîte or furnished rental project. Spacious and functional, it has many assets to attract investors and tourism professionals.

From the entrance, a reception area leads to a large dining room, ideal for receiving guests. A back kitchen, toilets and a laundry room complete this space. Still on the ground floor, four comfortable bedrooms are fitted out, each with their own private bathroom.

Upstairs, an independent apartment hotel offers a warm living room, a bedroom, a shower room and a toilet. Three other bedrooms with shower rooms complete this space, as well as a large 120 m<sup>2</sup> apartment comprising a living room with an insert, a kitchen, a hallway with storage, two bedrooms and a bathroom with toilet.

The second floor, just as generous, has five bedrooms of different capacities, perfect for accommodating several guests. A convertible attic offers further great development prospects.

Each bedroom has its own bathroom or shower room with toilet, guaranteeing comfort and independence to the occupants. With its unique character and its many spaces, this building is a real opportunity to seize for a project combining charm and profitability.

A visit is essential! Contact us for more information.

