



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7825

• House - Cuzorn •



## DETAILS

**Land surface:** 21735 m<sup>2</sup>

**Number of bedrooms:** 30

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No 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

Looking for a change of pace? Want to move to the countryside and be surrounded by nature?

Then this complex of 10 chalets with a restaurant is perfect for you, and you

500 m<sup>2</sup> living

21 735 m<sup>2</sup>

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Price fees included

480 000 €

Agency fees: 6 % VAT included\*

Price without fees: 453 000 €

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



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## • Description ref n°7825 •

Offering a variety of possibilities, these 10 chalets are fully renovated and equipped for immediate business operation. Currently, some are rented on a yearly basis, ensuring rental income.

They are comprised of a living area with an open-plan kitchen, a bathroom, and bedrooms (the number of which depends on the accommodation capacity).

All chalets are insulated with double-glazed wooden windows and blown-in wool insulation under the roof.

The first building provides a reception area and offers the potential to open a 100m<sup>2</sup> restaurant with all the necessary equipment already in place in a professional kitchen: a convection oven, pizza oven, salamander grill, griddle, salad bar, slicer, dough mixer, complete set of dishes, and a cold storage room (both positive and negative temperatures). All the necessary restaurant furniture is included: tables, chairs, etc., for both indoor and outdoor use.

The 15x8m swimming pool, with its reinforced liner (installed in 2022), two recently installed pumps, and a pH pump, awaits you. A safety barrier completely surrounds the pool. Then we find a pétanque court, a shelter for the ping-pong table, a playground, and a car park.

Part of the land is zoned for recreation and could be developed further.

Four septic tanks are emptied regularly.

