



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7952

• House - Labastide-du-Vert •



DETAILS

Land surface: 114832 m²

Number of bedrooms: 7

Number of levels: 2

Type of heating: pompe à chaleur air/air

Drainage/sewage: Everything in the sewer

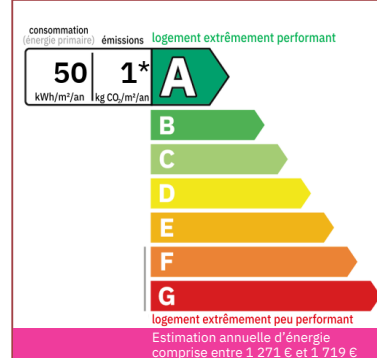
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



In the heart of the vineyards, 20 minutes from Cahors and 10 minutes from Prayssac, this three-story building offers various lifestyle choices and reconversion, also with a 3-year license.

500 m² living

114 832 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

399 000 €

Agency fees: 5 % VAT included*

Price without fees: 380 000 €

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



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A large family could live here, or a career change into a bed and breakfast or holiday rental business could be on the cards.

Surrounded by approximately 1,500m² of land, fully wooded (the remaining plots are scattered), we encounter a stone building spread over three levels, located on the banks of a river where fishing is a pleasure, enjoying the cool summer air, and the sound of the water.

We enter a 100m² living/dining room with 3.50m high ceilings and a bar, access to a toilet, an outdoor terrace, and a storage room. On this level is a private apartment consisting of an open-plan main room/kitchen with a wood-burning stove, a bedroom, and a bathroom (one-bedroom apartment).

Upstairs, a hallway leads to five bedrooms of 38.68m², 40.26m², 34.28m², 30.58m², and 42m², all master suites with bathrooms and dressing rooms.

PVC double glazing, except for one bedroom with triple glazing.

Air-to-air heat pump.

Two thermodynamic hot water tanks.

Mains drainage.

On the second floor, there is an attic with a beautiful exposed beam, likely suitable for conversion.

Outside, a guest house awaits you, offering a 25m² living room/open-plan kitchen and dining room. Upstairs, we have a 16.19m² bedroom with a 5.99m² bathroom, which could easily be converted into a guest house.

PVC double glazing

Air-to-air heat pump heating

Mains drainage

In the middle of the property, a large covered terrace allows for shaded summer meals, and a riverside gazebo allows us to enjoy the wooded garden.

Fiberglass

Bus service from Cahors nearby

Possibility to store furniture

Approximately 12 hectares are not adjacent to the property

