



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7952

• House - Labastide-du-Vert •



## DETAILS

**Land surface:** 114832 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 2

**Type of heating:** pompe à chaleur air/air

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

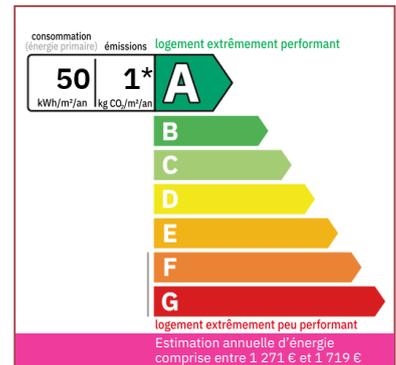
**Swimming pool:** No

**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-level building offers various lifestyle choices and conversion options, also with a Category 3 liquor license.

500 m<sup>2</sup> living

114 832 m<sup>2</sup>

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Price fees included

357 999 €

Agency fees: 5,3 % VAT included\*

Price without fees: 340 000 €

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



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## • Description ref n°7952 •

A large family could live in this property, or a career change to a bed and breakfast or gîtes could be in store, with the possibility of a restaurant seating 40 inside and 20 to 25 on the terrace.

Surrounded by approximately 1500m<sup>2</sup> of fully wooded land (the remaining plots are scattered), the stone building, spread over three levels, sits on the banks of a river, perfect for fishing, enjoying the cool summer air, and listening to the gentle sound of the flowing water.

The entrance opens into a 100m<sup>2</sup> living/dining room with 3.5m high ceilings and a bar, as well as a toilet, an outdoor terrace, and a storage room. On this level is a private apartment comprising a main room/open-plan kitchen with a wood-burning stove, a bedroom, and a shower room (one-bedroom type).

Upstairs, a hallway leads to five bedrooms measuring 38.68m<sup>2</sup>, 40.26m<sup>2</sup>, 34.28m<sup>2</sup>, 30.58m<sup>2</sup>, and 42m<sup>2</sup>, all master suites with en-suite shower rooms and dressing rooms. PVC double glazing throughout, except for one bedroom which has triple glazing.

Air-to-air heat pump.

Two thermodynamic water heaters.

Mains drainage.

On the second floor are attic spaces with beautiful exposed beams, which could potentially be converted.

Outside, a guest house awaits, offering a 25m<sup>2</sup> open-plan living/kitchen and dining area. Upstairs, there is a 16.19m<sup>2</sup> bedroom with a 5.99m<sup>2</sup> shower room, which could easily be converted into a gîte (holiday rental).

PVC double glazing

Air-to-air heat pump heating

Mains drainage

In the center of the property, a large covered terrace provides shaded outdoor dining in the summer, and a gazebo by the river allows guests to enjoy the wooded garden.

Fiber optic internet

Bus service from Cahors nearby

Furniture storage available

Approximately 12 hectares of land are not adjacent to

