



# 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

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

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.

416 m<sup>2</sup> living

114 832 m<sup>2</sup>

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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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## • Description ref n°7952 •

A large family could live here, or a career change into a B&B or holiday rental business could be on the horizon.

Surrounded by approximately 1,500m<sup>2</sup> 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 100m<sup>2</sup> living/dining room with 3.50m ceiling height 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 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 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 25m<sup>2</sup> living room/open-plan kitchen and living/dining room. Upstairs, we have a 16.19m<sup>2</sup> bedroom with a 5.99m<sup>2</sup> 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

