



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7987

• Building - Penne-d'Agenais •



## DETAILS

**Land surface:** 5015 m<sup>2</sup>

**Number of bedrooms:** 10

**Number of levels:** 1

**Type of heating:** Electrique , gaz, bois plus clim réversible

**Drainage/sewage:** Not specified

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**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

Ideally located in a picturesque and touristic setting, this rare real estate complex of 800m<sup>2</sup> in total offers strong potential for residential and commercial exploitation, combining authenticity, profitability and quality of

800 m<sup>2</sup> living

5 015 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

1 290 000 €

Agency fees: 4 % VAT included\*

Price without fees: 1 240 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7987 •

### Property Composition:

Four independent dwellings.

- 250m<sup>2</sup> main apartment with 5 bedrooms.
- 100m<sup>2</sup> apartment.
- 86m<sup>2</sup> apartment.
- 25m<sup>2</sup> studio.

180m<sup>2</sup> restaurant:

Indoor capacity: 50 seats spread over 2 rooms plus a bar and integrated sound system.

Fully equipped professional kitchen.

- Front patio with a central fountain and 20 seats.
- At the rear, a large covered terrace with 60 seats bordered by a garden and an outdoor bar that can accommodate up to 40 seats.

Can accommodate 130 people.

Private parking at the front and rear.

Strong profitability potential for a restaurant and accommodation business.

Opportunity to take over an existing business or develop a tailor-made concept (gîtes, guest rooms, events, etc.)

Natural setting, heritage, and lifestyle, in one of the most beautiful and sought-after villages in France.

Tourist environment.

