

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

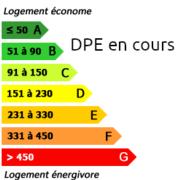
Ref : 7987

### • 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



Ideally located in a picturesque and touristic setting, this rare real estate complex of 800m2 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>

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included **1 390 000 €** Agency fees: 3,7 % VAT included\* Price without fees: 1 340 000 €

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



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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.









