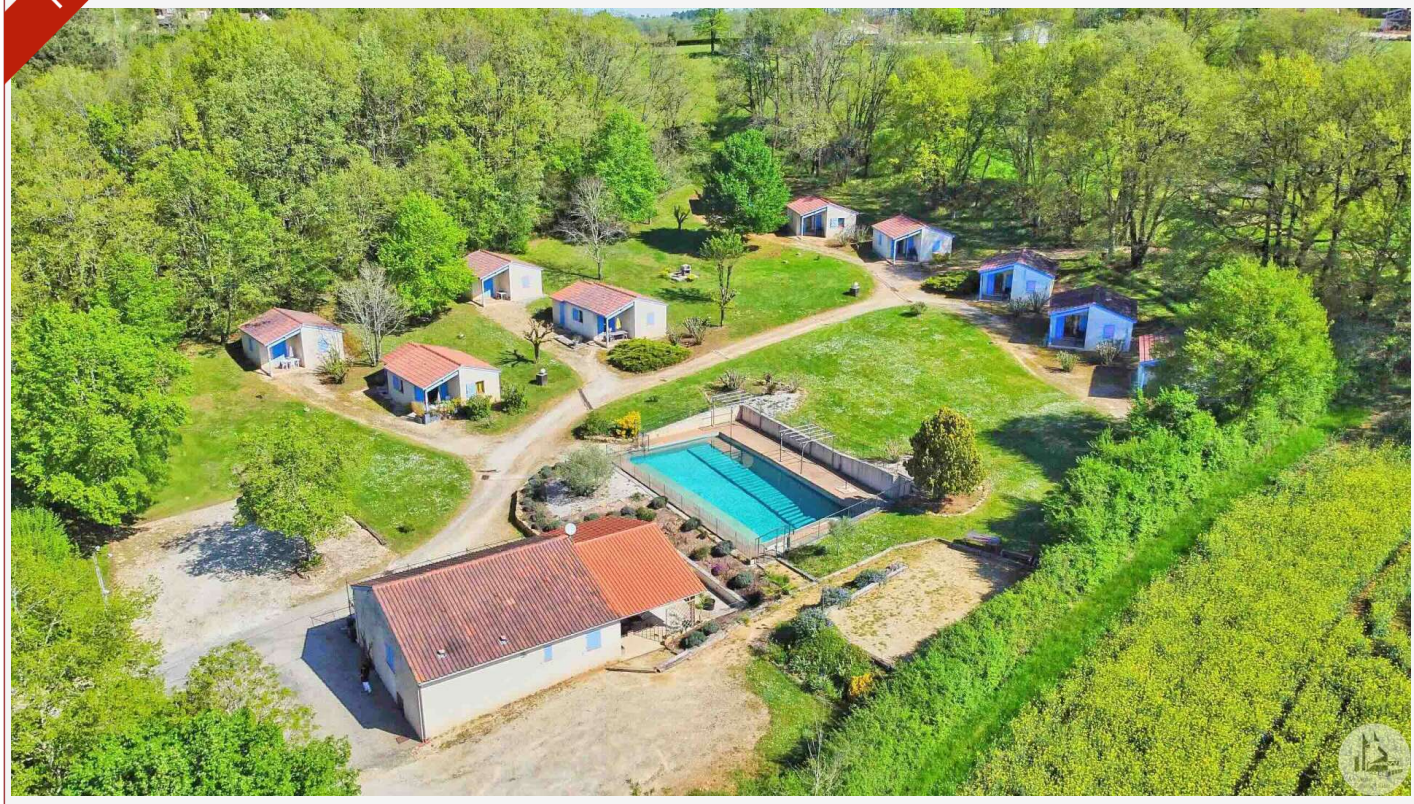
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8827 • House - Cuzorn •

FAVORITE



DETAILS

Land surface: 21735 m²

Number of bedrooms: 30

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Septic tank

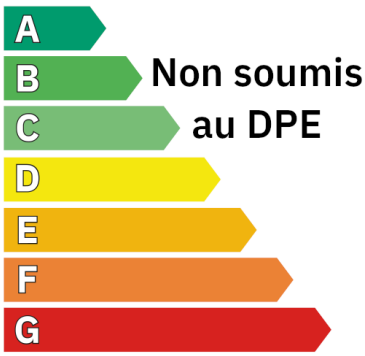
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified



Looking for a change of pace? Want to move to the countryside and be surrounded by nature?
Then this complex of 10 chalets with a restaurant is perfect for you, and you

500 m² living

21 735 m²

Non-binding document

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Price fees included

480 000 €

Agency fees: 6 % VAT included*
Price without fees: 453 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8827 •

Offering a variety of possibilities, these 10 chalets are fully renovated and equipped for immediate business operation. Currently, some are rented on a yearly basis, ensuring rental income.

They are comprised of a living area with an open-plan kitchen, a bathroom, and bedrooms (the number of which depends on the accommodation capacity).

All chalets are insulated with double-glazed wooden windows and blown-in wool insulation under the roof.

The first building provides a reception area and offers the potential to open a 100m² restaurant with all the necessary equipment already in place in a professional kitchen: a convection oven, pizza oven, salamander grill, griddle, salad bar, slicer, dough mixer, complete set of dishes, and a cold storage room (both positive and negative temperatures). All the necessary restaurant furniture is included: tables, chairs, etc., for both indoor and outdoor use.

The 15x8m swimming pool, with its reinforced liner (installed in 2022), two recently installed pumps, and a pH pump, awaits you. A safety barrier completely surrounds the pool. Then we find a pétanque court, a shelter for the ping-pong table, a playground, and a car park.

Part of the land is zoned for recreation and could be developed further. There are four septic tanks that are emptied regularly, and I have a quote available for bringing this system up to code.









