Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8973 • Building - Penne-d'Agenais •



DETAILS

Land surface: 5015 m²

Number of bedrooms: 10

Number of levels: 1

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

Drainage/sewage: Not specified

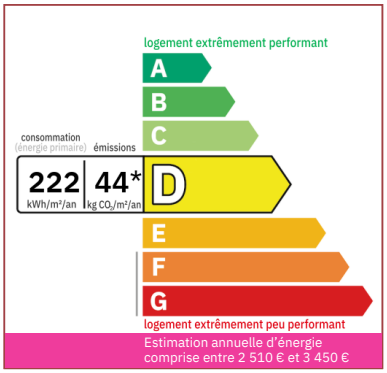
Swimming pool: No

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 m² living

5 015 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

1 290 000 €

Agency fees: 4 % VAT included*
Price without fees: 1 240 000 €

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

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• Description ref n°8973 •

Property Composition:

Four independent dwellings.
- 250m² main apartment with 5 bedrooms.
- 100m² apartment.
- 86m² apartment.
- 25m² studio.

180m² 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.









