



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7786

• Building - Lacapelle-Biron •



## DETAILS

Land surface: 0 m<sup>2</sup>

Number of bedrooms: 10

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Not specified

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: 1800

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 économe

DPE en cours

In the heart of a charming village in the Lot-et-Garonne region, this large stone building houses a bar/restaurant, a reception hall, and hotel rooms (which require complete renovation). Ideal for investment projects, this property could

800 m<sup>2</sup> living

No field

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://www.valadie-immobilier.com>  
[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

Price fees included

264 400 €

Agency fees: 5,8 % VAT included\*  
Price without fees: 250 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7786 •

Semi-detached stone building of approximately 600 m<sup>2</sup> on three levels.

Used as a restaurant, sold with a Class IV license, it comprises:

On the ground floor, a bar-restaurant with a bar area of approximately 40 m<sup>2</sup>, a dining room of approximately 70 m<sup>2</sup>, a reception room with a period fireplace of approximately 160 m<sup>2</sup>, equipped kitchens of approximately 65 m<sup>2</sup>, toilets with a water supply, a storage room, and a garage.

Upstairs, eight bedrooms, some with private bathrooms to renovate, as well as a terrace of approximately 200 m<sup>2</sup>.

On the second floor, two bedrooms and a bathroom followed by an attic.

At the front of the business, a busy street hosts an 80 m<sup>2</sup> terrace from April to October, made available by the town hall.

The windows are double- and single-glazed. The roof is in poor condition and needs to be completely renovated.

The sanitation system is connected to the mains sewer.

The heating system is electric for the bar area, but needs to be completely overhauled. The old oil heating system

us

