



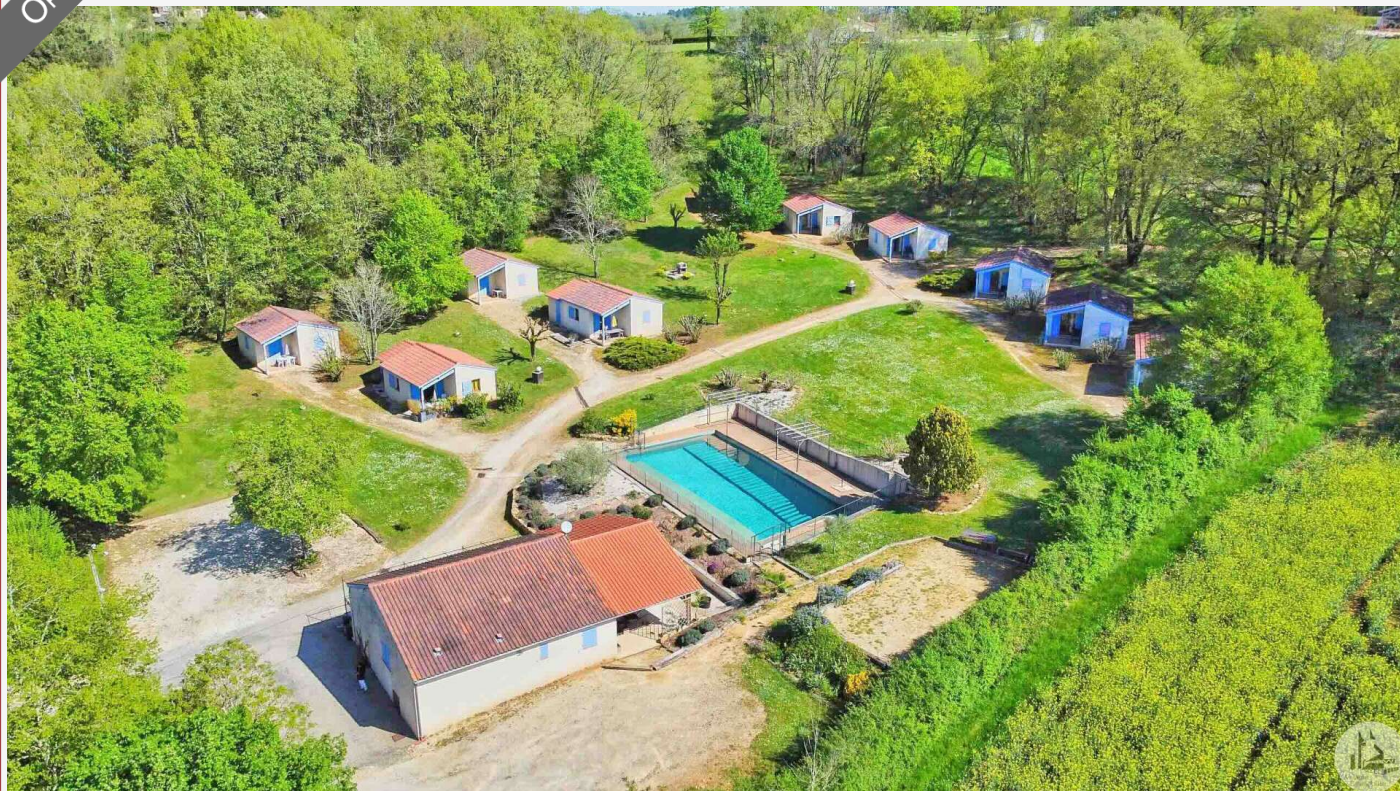
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7825

• House - Cuzorn •

OPPORTUNITY



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

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

Are you looking for a change of lifestyle? A trip to the countryside surrounded by nature?

Then this complex of 10 chalets with a restaurant is for you, and you can create

500 m² living

21 735 m²

Frédérique Bidois

Agent commercial

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Price fees included

530 000 €

Agency fees: 5 % VAT included*

Price without fees: 505 000 €

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



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Offering a variety of options, these 10 chalets are fully renovated and equipped to start a business immediately. Some are currently rented year-round, ensuring rental income.

They are composed as follows: a living room with an open kitchen, a bathroom, and bedrooms (the number depends on the capacity).

They are all insulated with double-glazed wood windows and blown-in wool under the roof.

The first building accommodates reception and offers the possibility of launching a 100m² restaurant with all the necessary equipment already on site in a professional kitchen: fan-assisted oven, pizza oven, salamander, griddle, salad bar, slicer, dough mixer, complete set of dishes, positive and negative cold storage...

All the necessary restaurant furniture is available: tables, chairs...inside and outside.

The 15x8m pool with its reinforced liner, two recent pumps, and a pH pump await you, and a safety fence completely surrounds the pool. Then we find a bowling alley, a shelter for the ping-pong table, a playground, and car parking.

Part of the land is classified as a recreational area and could offer opportunities for business development. Four septic tanks are emptied regularly.

