

179 000 €

For sale village house

9 rooms

Surface : 259 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Year of construction : 1850

Hot water : Individuel

Features :

Reversible climate control, Garage area:

94

6 bedroom

1 terrace

2 bathrooms

2 showers

4 WC

2 garage

Document non contractuel

08/05/2024 - Prix T.T.C



### Village house 3579TI Clairac

From dream to reality, ideal for a professional retraining, extremely rare in this sector, opportunity to seize. Having a privileged location in the center of the department close to all amenities shops, schools, nursing home. (40 km from the center of Agen). In the main building, a former hotel converted into a restaurant currently in operation with an indoor capacity of 20 seats, two outdoor terraces and a roof terrace overlooking an aromatic vegetable garden that can accommodate 20 additional seats. The outdoor spaces are directly accessible from the dining room, there is no vis-à-vis with the street which offers you a green and intimate setting. On the floor above the restaurant, we find the old rooms of the hotel (the only part of the building not renovated). A house for residential use adjoins the first building which are communicating, this completely renovated house has a living-dining room, 2 bedrooms including 1 master suite, two bathrooms and a television room as well as an office (convertible into a bedroom). The house has air conditioning and a pellet stove in the living room. 2 garages complete this set 1x39m<sup>2</sup> + 1x55m<sup>2</sup> (access from the back street). A fully vaulted stone cellar of 80m<sup>2</sup>. Availability of immediate visit. Tony ASCOLI at 06.18.47.17.77 (commercial agent



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