LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48572JML47 Price: 233 795 EUR

agency fees included: 7 % TTC to be paid by the buyer (218 500 EUR without fees)

Ideal for event projects. A property comprising a reception hall and an adjoining studio.

EXCLUSIVE







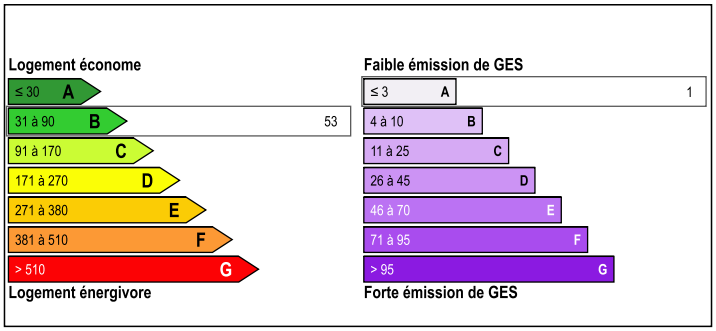








ENERGY - DPE



INFORMATION

Town:	Le Mas-d'Agenais
Department:	Lot-et-Garonne
Bed:	1
Bath:	1
Floor:	176 m2
Plot Size:	628 m2

IN BRIEF

Just an hour from Bordeaux, in the heart of the historic centre of the charming village of Mas-d'Agenais, discover this fully renovated property complex full of character.

Operated as an events venue, this turnkey property comprises:

- A spacious reception hall (for weddings and seminars) compliant with disabled access standards, featuring a professional kitchen and toilet facilities.
- An adjoining flat (living room, open-plan kitchen, shower room, WC, bedroom upstairs).
- An enclosed, tree-lined garden with a covered terrace.

A highly profitable business model: the hall is let by the day or weekend, and the studio by the night. No work required; the business is immediately operational with a full book of bookings until May 2027!

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**689 EUR**

NOTES

DESCRIPTION

This property comprises:

Reception area:
- An entrance hall of 10m²
- A reception area of 94m² with a bar
- Toilets of 9m²
- A commercial kitchen of 11.05m²
- A 21m² covered terrace

The studio comprises:
- A 3m² entrance hall
- A 1.7m² toilet with washbasin
- A 2m² shower room
- A 13m² living area with an open-plan kitchen
- A 19m² bedroom upstairs

Technical specifications:
- Double glazing
- Heating via reversible air conditioning
- Hot water supplied by a storage water heater
- Wastewater disposal via mains drainage

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr