



**Ideal for chambre d'hôtes business or as a large, family home!,**

46240, Labastide Murat, Lot, Occitanie

\* Available \* 5 Beds \* 7 Baths

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**€318,000**

Ref: BVI63234

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**French Entrée**

## Property Description

This charming property with swimming pool and enclosed garden has everything you need for a hospitality project or to accommodate a large family!

Close to the popular town of Gourdon, the property offers exceptional value for money!

Ideal as a hospitality establishment as it is well located to attract regular clientele and passing trade.

Everything about the property is well presented, nicely decorated and with stylish touches.

There are 8 en-suite bedrooms, some of which can be configured as small apartments if required, with their own terraces and balconies and views over the private garden and pool.

The ground floor is extremely spacious with many rooms including a charming light-filled lounge, dining rooms, reception rooms and games/library rooms. The possibilities for use are limited only by your imagination!

Outside, the beautiful swimming pool in the private, well-kept garden invites you to relax.

The large open terrace with summer kitchen/bar is perfect for developing a small bar/restaurant/fast food outlet. The location is ideal!

On the garden level, there are several garage/storage spaces and a workshop that could also be developed.

Opposite and on the other side of the road, the two plots of land belonging to the property are designated as building land.

It is ideally situated on the edge of a pretty village in the Causses du Quercy National Nature Park and with easy access to all the famous tourist sites of Rocamadour, Gouffre de Padirac, St. Cirq Lapopie, as well as Sarlat-la-Canéda and the Dordogne.

The care and attention to detail here is outstanding, and the commercial potential is clear once you cross the threshold of this charming property!

A visit is a must to appreciate its uniqueness and scope! Don't miss out! Book your visit now!

Price including agency fees : 318.000€

Price excluding agency fees : 300.000€

Buyer commission included: 6%



## Gallery

