

289 000 €

Contact agency

à la bonne porte

19 cours mirabeau

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For sale gîtes

6 rooms

Surface : 235 m²

Surface of the land : 2697 m²

Year of construction : 1949

Exposition : Sud ouest

View : Sans vis à vis

Hot water : Gaz

Inner condition : renovated

External condition : GOOD

Couverture : tiling

Features :

POOL, summer kitchen, wood stove, double glazing, AIR CONDITIONING, Laundry room, Automatic gate, CALM, not overlooked

3 bedroom

3 bathrooms

3 WC

2 garage

4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

03/05/2025 - Prix T.T.C



Gîtes 305 Cublac

Rare opportunity with high rental potential! New property for sale located in Cublac, 5 minutes from Terrasson-Lavilledieu. This characterful property complex (former farmhouse) already partially exploited has strong rental potential to develop. On a flat plot of 2,697 m², fully fenced and closed by an electric gate, you will find: A main stone house on 3 levels (approx. 75 m² – T2), On the ground floor: a fitted kitchen opening onto a terrace (12 m²) and a storeroom with toilet (surface area 20 m² not included in the living area) On the mezzanine: the living room with a wood-burning stove (27 m²), exposed beams and high ceilings overlooks the kitchen. On the 1st floor: the bedroom (11 m²) with shower room and separate toilet. Currently vacant. A single-story adjoining house (T2 – 35 m²) (living room with kitchenette and a master suite with shower and toilet, sold partly furnished) This is the old barn of the house renovated in 2023 and currently rented for €550/month including charges until August 2025. This part can subsequently be opened onto the main house to make an extension. Opposite, in the inner courtyard, a wooden chalet on 2 levels (T2 – approx. 45 m²) sold furnished On the ground floor: a living room with cantou fireplace and fully equipped American kitchen (36 m²) and a shower room with wc. Upstairs: the converted attic offers a bedroom (20 m² floor space with cupboards that can accommodate 2 large beds) and a bathroom. Currently

operated as a seasonal rental via Gîtes de France, generating between €8 000

and €10,000 per year in potential operation
weeks/year
Fees and charges
289 000 € f

