

Large commercial chalet for sale in a residential holiday village with property and professional kitchen.



## INFORMATION

Town:	Mauroux
Department:	Lot
Bed:	0
Bath:	1
Floor:	380 m2
Plot Size:	1116 m2

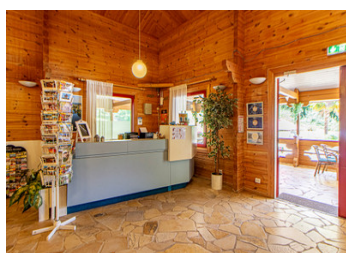
## IN BRIEF

Excellent Investment: Large Lodge-Style Commercial Chalet with Storage Spaces, Professional Kitchen, and Great Development Potential

Located in Village du Soleil, in the heart of the beautiful Lot Valley, this large lodge-style chalet offers an exceptional natural setting. Surrounded by 60 chalets, it presents numerous possibilities, whether for storage, residential use, or the development of a commercial project.

The building features a professional kitchen, allowing for the operation of a snack bar during the high season, in accordance with village regulations. It also offers the possibility to expand storage areas or convert the space into a restaurant, depending on your needs.

Despite its peaceful, nature-filled setting, the property is located just 15 minutes from a major commercial area, providing the perfect balance



## ENERGY - DPE

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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.



## DESCRIPTION

This spacious lodge-style chalet is located in a charming residential and holiday village, surrounded by nature and rolling landscapes. Offering numerous possibilities, the property is suitable for storage, residential use, and/or commercial purposes.

### Property Features

On the upper floor, there is a large covered terrace with open views, leading to a versatile space that can be converted into residential accommodation, a restaurant dining area, a leisure space, or another commercial project. The existing professional kitchen allows for the operation of a bar & snack bar during the high season, in accordance with village regulations, or can be equipped for a future restaurant project.

The ground floor includes several storage spaces, a garage, and technical rooms, some of which are already rented out, ensuring a steady income. This level also offers development potential, whether to expand storage units, create additional storage boxes, set up workshops, or convert spaces into additional residential units.

Outside, the property benefits from a large parking area, as well as a section that could be converted into private gardens.

## LOCAL TAXES

**Taxe foncière:** 1 650 EUR

**Taxe habitation:** EUR

## NOTES

### Floor Area and Layout

#### 1st Floor:

Covered terrace: 121 m<sup>2</sup>

Multipurpose room: 114 m<sup>2</sup>

Professional kitchen: 27 m<sup>2</sup>

Toilets: 7 m<sup>2</sup>

Storage room: 23 m<sup>2</sup>

Staff toilets: 4 m<sup>2</sup>

#### Ground Floor:

Storage spaces and technical rooms: 16 m<sup>2</sup>, 40 m<sup>2</sup>, 60 m<sup>2</sup>, and 24.5 m<sup>2</sup>

Garage: 50 m<sup>2</sup>