



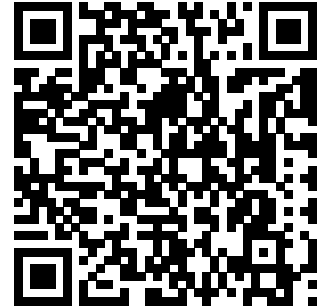
16, Avenue de la Marne - 65000 TARBES
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660
abafim.de

Kontakt auch per E-Mail unter contact@abafim.com

Commercial premise w/4 bedroom apartment

290 000 € [Gebühren an den Verkäufer]

- Referenz : AF25690
- Zimmeranzahl : 10
- Schlafzimmeranzahl : 4
- Wohnfläche : 135 m²
- Grundstücksfläche : 315 m²
- Grundsteuer : 1 481 €



Located 50 minutes south-west of Toulouse and 20 min from St Gaudens, in a strategic situation, this former commercial premises is composed of a small shop, a back shop area measuring more 110 m², a 4-bedroom apartment and an enclosed and private access. Ideal for any project dealing with the food industry, preparation-production and sales.

The geographic location of this property is exceptional, only a few metres from the Garonne river and numerous strolls that you'll enjoy.

You enter directly in the shop from the main road. The small sales area (20 m²) is big enough for a small take-away area, a counter and a register.

The back shop itself is 15 m², and has a big 20 m² cellar. There is another door opening onto the private drive, the courtyard of the house.

To the right of the back shop is a small 15 m² room that could be used as a living-cum-dining room, an open-plan kitchen with lots of storage space.

The staircase in the back shop leads to the first floor. A small hallway leads to 2 nice bedrooms (20-10 m²) with the original parquet and exceptional lighting. The second floor is the same as the first and also has two bedrooms (20-9 m²), a toilet and the same parquet flooring, as well as a lovely fireplace in the larger room, with a balcony that has views of the Pyrenees.

The professional premises are reached from the outside. The first room is 30 m², followed by another room, a cold room (8 m²) and another room (60 m²) that gives onto the garage. A staircase leads to the level above, where you have 40 m² for storage.

The roof has concave tiling. The construction is traditional. The joinery is double-glazed. The heating is oil-fired. There is an electric hot-water heater.

You're going to appreciate the layout of this property and how easy it is to enter with your professional vehicle for loading/unloading in a secure environment. It's location is a huge advantage.

Located 50 minutes south-west of Toulouse and its international airport; 35 min from ski slopes; an hour from Spain; 2 hr and 20 min from the Atlantic Ocean; 2 hr from the Mediterranean Sea.

ENERGIEVERBRAUCH : F (386)

TREIBHAUSGAS : C (24)