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## Town house + business

266 250 € [ Gebühren an den Verkäufer ]



- Referenz : AF25388
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 300 m<sup>2</sup>
- Grundstücksfläche : 150 m<sup>2</sup>
- Grundsteuer : 1 563 €



Located in Tournay, this large town house (300 m<sup>2</sup>) is remarkably charming and is composed of 2 apartments and a business (going concern) until October 2022. The first apartment has a big and bright living room, 3 bedrooms and a bathroom with a toilet. The second apartment has a big living room, a master bedroom with a shower-room, a big attic to convert into bedrooms and a separate toilet.

On the ground floor is the business, let out for 480 euros a month and the lease comes to an end in October 2022.

You will then be able to occupy it to your liking or lease it to another business.

From the entrance hall, a lovely period solid wood staircase leads to the first floor. It has a big and bright living room (52 m<sup>2</sup>) with a fitted open-plan kitchen that has lots of cupboards. A hallway leads to the 3 bedrooms (13 m<sup>2</sup>, 14 m<sup>2</sup> & 22 m<sup>2</sup>) and the bathroom (8.5 m<sup>2</sup>) with a toilet.

From the landing, the staircase continues to the second floor.

There is a big living room (30 m<sup>2</sup>) with a magnificent exposed roof structure and a fitted kitchen with a lovely pellet-burning stove and then a master bedroom (14 m<sup>2</sup>) with a shower-room. This floor also has a huge attic (70 m<sup>2</sup>) that is suitable for conversion. It could be transformed into additional bedrooms to add even more value to this property. This floor also has a separate toilet (1.2 m<sup>2</sup>).

On the ground floor, there is also a storage room for material and/or bikes.

After some updating, this house would be ideal for an investor, a businessman or a large family wanting to have rent from the commercial premises, or even to use the space yourself.

The roof has slate tiles and steel cladding.

Joinery is PVC.

Heating is supplied by a mains gas-fired boiler and a pellet-burning stove.

Electric hot-water heater and heated water by the mains gas-fired boiler.

Connected to mains drainage.

Located in Tournay; 2 minutes from the motorway; 18 min from Tarbes; 2 min from the train station in Tournay; 15 min from a golf course; 30 min from Lourdes; 45 min from Pau; 1 hr from Spain; 50 min from ski slopes; 1 hr 30 min from Toulouse and Biarritz; 3 hr from the Mediterranean Sea.