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Building To Refurbish Aveyron

627 000 € [Gebühren an den Verkäufer]

- Referenz : AF26505
- Zimmeranzahl : 35
- Schlafzimmeranzahl : 15
- Wohnfläche : 2 100 m²
- Grundstücksfläche : 4 155 m²
- Grundsteuer : 16 693 €



Located in a prime location of a pretty and charming city of the Aveyron is this venerable ex-postal building to refurbish with over 2100m² to exploit. It offers a ground floor currently occupied which could be rented or freed up for your project, two floors with numerous office spaces, old apartments, attic space and a basement. Outside, there is an old maintenance garage. Ideal for investors.

You will appreciate the location, its enormous potential, accessibility, numerous parking spaces and its immediate proximity to the town centre and services.

Numerous entrances on the facade and wings of the building allow access inside. The central area of the ground floor is currently occupied by government offices. The choice is yours: to conserve this tenant to guarantee a revenue or end their lease to recover the entirety of the surface area available for your project. There is a 100m² space currently available to exploit on the right wing. An old service elevator is present.

The first floor (750m²) has a succession of rooms and private apartments with bedrooms, washrooms, kitchens, living and sitting rooms, relaxation rooms, offices and others.

The second floor (570m²) has offices and toilets only. The top floor attic (620m²) is partially used for storage and you can admire the magnificent oak beams.

Outside, in the courtyard to the rear of the building is an old maintenance garage (460m²).

The roof is covered in slate. Heating and hot water was supplied by a central heating system powered by oil. Certain rooms have electric convector radiators and some are supplied by electric hot water storage tanks.

Windows have one pane of glass, with some having aluminium framed double glazing. The property is connected to the sewage mains.

This prime location will provide without doubt a generous rate of return, depending on your project, new apartments or other, considering its location near schools and all central commerce.

You will be 50 mins from Rodez, 1h15 from Montauban and Albi, 1h40 from Toulouse and international airport and 2h40 from the Mediterranean.