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Apartment and commercial premises

139 000 € [Gebühren an den Verkäufer]

- Referenz : AF26845
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 3
- Wohnfläche : 170 m²
- Grundsteuer : 1 480 €



In the heart of Saint-Girons, come and discover this charming building in need of renovation, offering great potential. It includes a large two-level apartment with 170 m² of living space to renovate, which can be divided into two or four separate apartments, as well as a commercial space of approximately 80 m².

A shared corridor provides access to the commercial premises on the right and to the apartment at the end.

The commercial space, formerly a perfumery and hair salon, opens directly onto a lively square in Saint-Girons, particularly bustling on market days, and benefits from the shelter of arcades in hot or rainy weather. The commercial potential is undeniable.

This space consists of a 36 m² main room with a shop window (and metal shutter), whose main asset is its period ceiling, entirely sculpted in wood with plaster moldings. Although not listed, it brings remarkable character to the whole.

To the rear, the former hair salon room (13 m²) is followed by storage areas and an office spread across two other levels, with access to a small terrace.

The entrance to the apartment is located upstairs. A long main hallway leads to a bright and quiet living room (33 m²) extended by a small terrace, a bathroom, separate toilets, a kitchen (10 m²) overlooking the square, and a large bedroom. A balcony runs from the kitchen to the bedroom (17 m²), offering a pleasant finish to the space.

On the second floor, accessed by a beautiful wooden staircase lit by natural light through skylights, there are two spacious bedrooms, a bathroom with separate toilets, a hallway leading to another kitchen and a large living room with balcony.

A small "maid's room" completes the third floor, with access to the attic.

The apartment requires refreshing, or even renovation in some areas, but benefits from an original and charming layout with its multiple levels, terraces, and balconies, offering real potential for development. With windows on both sides and skylights at its center, it is bright and can also be easily divided into two or four independent, well-sized apartments.

A cellar is also included.

The tiled roof needs to be redone, the windows are single-glazed wooden frames. The central heating system is in place but needs to be checked. There is no working heating system currently, but connection to mains gas is possible. The floors are wooden parquet. The entire electrical system needs to be redone. The property is connected to the main sewer system.

Located right in the center of Saint-Girons, this property is 1 hour from Foix, 1 hour 20 minutes from Toulouse and its international airport, 45 minutes from the nearest ski slopes, and 2 hours 30 minutes from the Mediterranean coast.

ENERGIEVERBRAUCH : E (294)

TREIBHAUSGAS : D (43)