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## Building To Exploit (31)

**858 000 €** [ Honorarios al vendedor ]

- Referencia : AF26558
- Número de habitaciones : 35
- Espacio habitable : 826 m<sup>2</sup>
- Superficie del terreno : 1 780 m<sup>2</sup>



Located in a village 45 mins south-west of Tarbes, this building has four floors with a basement and is currently comprised of offices, meeting rooms, open plan office space, toilets and utility rooms totalling 800m<sup>2</sup>. Easily accessible and with private parking, the 1700m<sup>2</sup> plot is fenced. A construction permit for a change of usage has been granted.

Investors in the real estate, medical or tertiary sector will appreciate the location of this building, its accessibility, parking spaces and immediate proximity to central commerce and services.

Located in a quiet street a few steps from the centre and close to a school, this rectangular building has four floors with a basement. A total of 1197m<sup>2</sup> has offices, meeting rooms, open plan office space, utility rooms and male and female toilets with wash basins. The spaces enjoy natural light. There is a basement as well as a roof terrace. There are exterior fire escape staircases and interior courtyard parking spaces.

A particularity of this building is the current usage of the 327m<sup>2</sup> ground floor by a sector of the civil service generating an income of 30k per annum, and of which the lease has just been renewed (3, 6 or 9 year). Certain parts of the building will remain as access only for this tenant (a section of the ground floor, basement, roof terrace and three parking spaces). There are 1197m<sup>2</sup> of space available for other use.

Behind the courtyard, a second building (280m<sup>2</sup>) has offices and toilets on its ground floor (100m<sup>2</sup>) and a storage hangar (180m<sup>2</sup>).

The roof terrace is concrete. There are electric convector radiators in certain rooms with air-conditioning and two-tube ventilators in others. There are electric-powered storage tanks providing hot water. Windows are aluminium framed and double glazed, the property is connected to the sewage mains.

The location will provide an income due to its potential, for new apartments for example, thanks to its situation near to a school, only a 5 min walk from commerce and services and proximity to Toulouse via the A64.

You will be 45 mins from Toulouse and its airport, 2h from the Mediterranean, 2h20 from the Atlantic Ocean and 1h10 from Spain.