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## Building to Exploit Tarbes

**298 000 €** [ Honorarios al vendedor ]

- Referencia : AF26677
- Número de habitaciones : 12
- Espacio habitable : 380 m<sup>2</sup>
- Superficie del terreno : 507 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 6 483 €



Situated in a prime location is this venerable building offering 350m<sup>2</sup> to exploit over two floors. An old commercial space integrates the ensemble.

You will appreciate the charm of this aged building dating from the 1900's with a traversing interior courtyard allowing you to quietly relax away from the noise of the city and benefit from easy access to other areas of the city centre.

Located in one of the main roads of the city, you enter the ground floor of the building via an ex-business space, still equipped and measuring 90m<sup>2</sup>. It is comprised of a shop space with office (4m<sup>2</sup>) and a workshop (8m<sup>2</sup>). Stairs lead up to an 82m<sup>2</sup> commercial space. Attached is the rest of the building with 180m<sup>2</sup> over two floors and offering the possibility to create new apartments. The entire is to be renovated and redesigned.

The roof is covered in slate. Windows are both double glazed and with one pane of glass with various frames in place (wood, PVC and aluminium). A gas system provides central heating and hot water.

This is an ideal district for creating new city centre dwellings (possible fiscal benefits) or eventually installing a new commerce (once applicable authorisations have been obtained and codes followed) with roadside facades on two sides. Premier location. The building is subject to distinct building codes which protect certain areas of buildings (ABF).

The geographic situation, street position and immediate proximity to schools, commerce and services make this an opportunity which will attract the attention of investors.

You will be in Tarbes, 15 mins from its airport, 1h45 from Toulouse, 30 mins from Lourdes, under an hour from

skiing, 1h30 from Biarritz, 3h from the Mediterranean and one hour from Spain.

DPE :

Bien non soumis aux DPE.