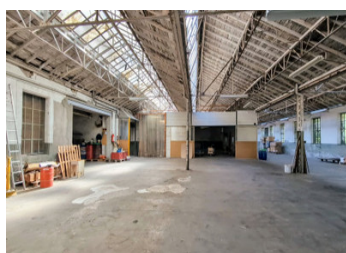
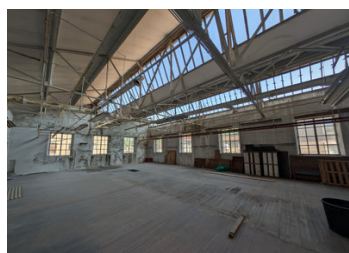


Tarn: Unique: Labastide Rouairoux, special for investors, former weaving mill with 2800m2 of buildings!



INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	0
Bath:	0
Floor:	3500 m2
Plot Size:	3813 m2



IN BRIEF

A rare opportunity, on the Castres Béziers road, in the extreme south of the Tarn department, in the centre of the charming village of Labastide Rouairoux, on the edge of the greenway and on the border with the Hérault, you'll find this truly atypical property, 2800 m2 of industrial buildings, it's incredible!

This spinning mill, which was the last in the village, ceased trading in 2023. The machines have been sold and the building, with its incredible architecture, is ready for a second life!

Spread over 2 levels, it would be the ideal place to host innovative projects that live up to its potential: a place for economic activity, events, exhibitions, lofts, shared housing, housing for the elderly the possibilities are enormous and multiple!

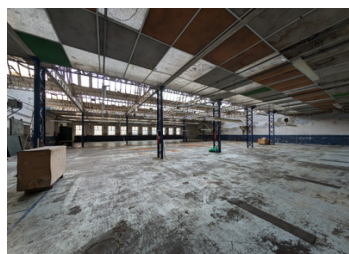
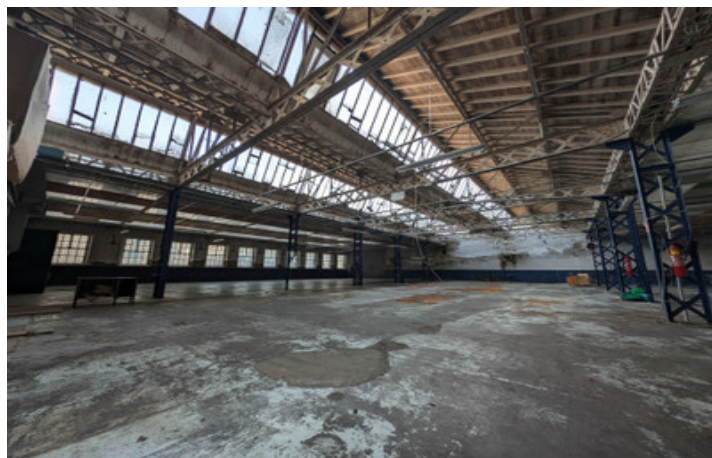
An opportunity like this should be seized without delay, as it is unique on...

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 5365 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Let's start with a tour, it's important to understand that the space can be adapted to suit your projects, the 2800m² are spread over 2 levels.

The spacious and accessible main entrance is from the street, and at the rear there is an entrance on the Passa Pais greenway. Yes, the buildings have direct access to it, and you couldn't be closer, which adds even more value to this property.

It would be tedious and almost impossible to describe in detail so much surface area. On the other hand, we can mention a former weaving workshop of 736m², storage workshops of 286, 443, 162 m²

A former 256m² shop, a 230m² manufacturing workshop, not to mention office space and other small workshops, as well as a former company flat on the first floor of a 300m² building adjoining a 230m² storage area and a final 286m² wing.

The architecture here is truly magnificent and so exceptional, with its metal frames and glass roofs providing absolutely incredible light, a real pleasure for photographers!

You should know that the roofs can be renovated as part of a funded photovoltaic project, and that the entire site is pollution-free, which is an unexpected bonus in the industrial sector.

A courtyard at the front of the building provides space for parking, deliveries, etc.

As you will have realised, this property is waiting for its second life, that's all it's asking for, so much potential, you don't often come across it, so get ready, get set,...