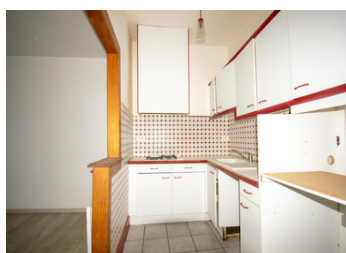
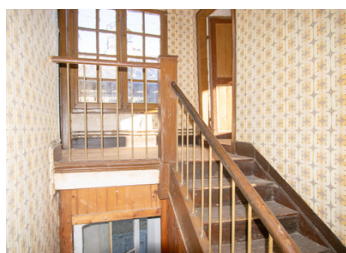


For sale A building comprising a commercial space, an apartment, spread over three levels. need of renovation

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Aspet
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	170 m2
Plot Size:	0 m2

IN BRIEF

Investors and Entrepreneurs, Opportunity in the Heart of Aspet!

Ideally located in the town center, this mixed-use building offers great potential for a rental investment or the creation of your own business. While renovation work is needed, the property boasts a new roof and separate water and electricity meters for the commercial space and the apartment, making management easier.

Property Description:

Ground Floor

- Commercial Space (formerly a hair salon)
- 30 m² of bright space, thanks to a large bay window overlooking a busy street.
- Reversible air conditioning for optimal comfort.
- Restroom facilities.
- Large-capacity water heater (600 liters).
- Private entrance: 13 m².

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.



DESCRIPTION

2nd floor: conversion potential

Several rooms to convert to suit your needs and desires.

Superb 24 m² covered terrace, a real asset.

Outbuildings:

Laundry/boiler room of approx. 20 m² with separate entrance, offering potential for extension or storage.

Benefits:

Central and strategic location.

Recent roof.

Individual meters.

High potential for development and profitability.

Important information:

Renovation work required.

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES

Aspet is a charming village in the central Pyrenees, in Haute-Garonne (31), around 30 km from Saint-Gaudens and 90 km south-west of Toulouse. The surrounding area is full of natural and cultural treasures. Here's an overview of the surrounding area:

1. Nature and outdoor activities :

The Pyrenees : Aspet is close to the mountains, perfect for hiking, forest walks and activities such as mountain biking or climbing.

The Col de Portet-d'Aspet: Famous among cyclists, notably thanks to the Tour de France.

The Comminges forest: An ideal area for observing the local flora and fauna.

Le Mourtis ski resort: Around 20 minutes away, ideal for winter sports.

Gouffre de la Saoule: An impressive place for caving enthusiasts.

2. Villages and places to visit :

Saint-Béat-Lez: Known for its marble and landscapes.

Arbas: Charming village renowned for its paragliders.

Montréjeau: With its lake for water activities and local markets.