



## Building in Saint-Martory,

31360, Saint-Martory, Occitanie

\* Available \* 2 Beds \* 190m2

Sale - Building Saint-Martory

# €175,000

Ref: 3140

## Property Description

Near Saint Martory Beautiful building for investment with a business in the ground floor and 2 flats on the first floor : the whole on 190 m<sup>2</sup>. A lot of character as walls in visible stones for this small building, entirely renovated with very good taste.

Currently the commercial space on the ground floor is rented with a 3-6-9 lease. It is 86 m<sup>2</sup> with a terrace-courtyard at the back. It consists of a reception with kitchen , a back kitchen, a beautiful dining room of 30 m<sup>2</sup> leading to the courtyard, with toilets standards disabled. On the first floor there are 2 flats. The first one, created in a former gymnasium, has a slightly industrial style spirit with its high ceiling. It is 75 m<sup>2</sup> and consists of a fitted kitchen area, a hallway, a shower room with Italian shower and a separate toilet. If desired, more space can be created, such as a separate bedroom. The second flat is a beautiful studio of 29.50 m with a fully equipped kitchenette and bar, a shower room with shower cubicle and a toilet. The icing on the cake is a public car park just opposite the building.

The 2 flats are currently rented on a seasonal basis, hence their immediate availability, but can easily be rented by the month. Excellent return on our money!

To visit without delay!

