



## Offices and Apartment,

65230, Hautes-Pyrénées, Occitanie

# €222,000

Ref: AF24664

\* 3 Beds \* 1 Bath \* 240m<sup>2</sup>

Located 20 mins north of Lannemezan in the heart of a village with commerce is this ensemble for sale offering 240m<sup>2</sup> of space to exploit. This ex-doctors surgery for sale including two offices on the ground floor, a spacious apartment with a terrace upstairs and also a smaller basement apartment to...

## Property Description

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The ground floor has two offices which may be converted to habitation or used as a commerce. In the centre of the ground floor, a magnificent wooden staircase leads from the entrance hall to further office space.

The first floor has a spacious apartment which enjoys lots of natural light, measuring 120m<sup>2</sup> and which is accessed via an exterior staircase rendering this level independent of the ground floor. The entrance opens to an 11m<sup>2</sup> corridor serving three bedrooms (13m<sup>2</sup> and two of 14m<sup>2</sup>) with a 5m<sup>2</sup> bathroom. There is also a 14m<sup>2</sup> kitchen, a 38m<sup>2</sup> living room with fireplace and terracotta tiled floor and a 20m<sup>2</sup> covered terrace of which a 6m<sup>2</sup> section overlooks the garden. All windows of the apartment are double glazed.

The basement has a small apartment to renovate which is composed of a bedroom, a corner kitchen, a washroom and a conservatory opening to the garden.

Heating is provided by fuel. The apartment has electric-powered heating. There is possibility to add an economical wood burner in the fireplace.

The property is connected to the sewage mains.

Perfect for a commercial investment, medical professional or other.

You will be 15 mins from primary and secondary schools with numerous commerce and services in walking distance. 1h from Toulouse, 20 mins from Lannemezan, 1h from skiing and 2h from the beach.

