



## Substantial village property with potential for a range of commercial uses,

81640, Monestiés, Tarn, Occitanie

\* Available \* 2 Beds \* 3 Baths

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# €399,000

Ref: BVI62972

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**French Entrée** 



## Property Description

A substantial village property of some 413m<sup>2</sup> in total, in one of the most beautiful villages in France, close to vibrant Albi and the UNESCO recognised village of Cordes-sur-Ciel.

The property offers potential as a large family home and would be suitable for multi-generational living. The property also offers a range of commercial uses such as hospitality, training, medical and wellness.

The renovated part of the ground and first floor is around 400m<sup>2</sup>. The ground floor comprises, amongst numerous additional storage and service areas, three large multi-function rooms of 57m<sup>2</sup>, 85m<sup>2</sup> and 72m<sup>2</sup>, in addition to a professional kitchen of over 45m<sup>2</sup>. On the first floor you'll find a further large open plan area of some 34m<sup>2</sup>, a 2 bed roomed apartment and a 1 bed apartment of 39m<sup>2</sup> which requires completion.

A private terrace and unconverted barn are accessible from the first floor. To the front of the property is a large terraced area with lighting and ramp access (the ground floor is designed to accommodate the needs of people with limited mobility).

Rodez and Toulouse airports are about 75km and 110km away respectively.

A viewing is essential to appreciate the quality of the refurbishment, the volumes, and the sheer range of options the new owners might have.

Price including agency fees : 399 000 €

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Buyer commission included: 6 %



