



## Commercial premise w/4 bedroom apartment,

31360, Haute-Garonne, Occitanie

# €290,000

Ref: AF25690

\* 4 Beds \* 135m2

Located 50 minutes south-west of Toulouse and 20 min from St Gaudens, in a strategic situation, this former commercial premises is composed of a small shop, a back shop area measuring more 110 m<sup>2</sup>, a 4-bedroom apartment and an enclosed and private access. Ideal for any project dealing with the food...

- DPE1: 386 DPE2: 24 Number of rooms: 10

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**French Entrée** 

## Property Description

Located 50 minutes south-west of Toulouse and 20 min from St Gaudens, in a strategic situation, this former commercial premises is composed of a small shop, a back shop area measuring more 110 m<sup>2</sup>, a 4-bedroom apartment and an enclosed and private access. Ideal for any project dealing with the food industry, preparation-production and sales.

The geographic location of this property is exceptional, only a few metres from the Garonne river and numerous strolls that you'll enjoy.

You enter directly in the shop from the main road. The small sales area (20 m<sup>2</sup>) is big enough for a small take-away area, a counter and a register.

The back shop itself is 15 m<sup>2</sup>, and has a big 20 m<sup>2</sup> cellar. There is another door opening onto the private drive, the courtyard of the house.

To the right of the back shop is a small 15 m<sup>2</sup> room that could be used as a living-cum-dining room, an open-plan kitchen with lots of storage space.

The staircase in the back shop leads to the first floor. A small hallway leads to 2 nice bedrooms (20-10 m<sup>2</sup>) with the original parquet and exceptional lighting. The second floor is the same as the first and also has two bedrooms (20-9 m<sup>2</sup>), a toilet and the same parquet flooring, as well as a lovely fireplace in the larger room, with a balcony that has views of the Pyrenees.

The professional premises are reached from the outside. The first room is 30 m<sup>2</sup>, followed by another room, a cold room (8 m<sup>2</sup>) and another room (60 m<sup>2</sup>) that gives onto the garage. A staircase leads to the level above, where you have 40 m<sup>2</sup> for storage.

The roof has concave tiling. The construction is traditional. The joinery is double-glazed. The heating is oil-fired. There is an electric hot-water heater.

You're going to appreciate the layout of this property and how easy it is to enter with your professional vehicle for loading/unloading in a secure environment. It's location is a huge advantage.

Located 50 minutes south-west of Toulouse and its international airport; 35 min from ski slopes; an hour from Spain; 2 hr and 20 min from the Atlantic Ocean; 2 hr from the Mediterranean Sea.

## Gallery

