

Art Gallery and its loft facing the most beautiful cloister in the world'

Tarn-et-Garonne, Occitanie





At a Glance

Reference	MFH-EAT944ET
Bed	3

Near to	Toulouse	
Bath	1	
Pool	No	

Price€545,000Hab.Space170 sqmLand TaxN/A

beautiful French architectural...

Property Description

Atypical sale of atypical goods.

These are 2 separate lots forming part of the same building, where professional and personal projects can come to fruition facing one of the most beautiful French architectural ensembles, the Saint-Pierre de Moissac

abbey.

The gallery :

The ground floor of the building is a room with? commercial use consisting of a large room, an office and a toilet. This rare plateau offers more than 150 m2 of commercial or artistic potential in the city center. Its location is as charming as it is strategic. Its large windows are in direct connection with the tympanum of the Saint Pierre abbey church and the cloister, which are listed as UNESCO World Heritage under the Routes of Saint Jacques de Compostela. They attract more than 50,000 visitors per year.

The Loft:

Located on the 3rd floor of this charming condominium, this spacious apartment offers approximately 170 m2 of living space. It is a plateau leaving visible the authentic framework of the building, today made up of several spaces...

A first living room area with insert and view of the abbey, as well as a first dining room. A kitchen, a real open heart of this design also including its dining area.

The independent sleeping area is made up of 2 beautiful bedrooms with a bathroom for one, and a shower room for the second. A laundry room and a toilet complete this level.

Accessible from the living room, an attic space offers a pretty extra bedroom or an independent office in its first part, then a good storage capacity in its second part.

Whether you are a Gallerist, Artisan or Trader, you will find these places the perfect place to express yourself and recharge your batteries.

The Loft: ENERGY CLASS: D / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros2,450 and euros3,380

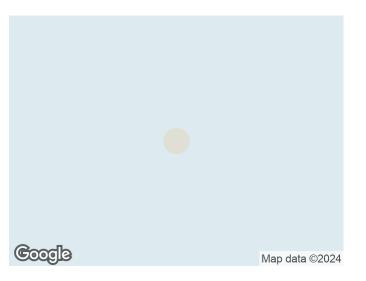
Information on the risks to which this property is exposed is available on the Géorisks website: Condominiums of 9 units (Not subject to non-payment).

Annual expenses : 3145 euros.

	Key Information	1
Apartment	Internal Area:	170 sqm
3		
1		
€545,000		
	3 1	3 1

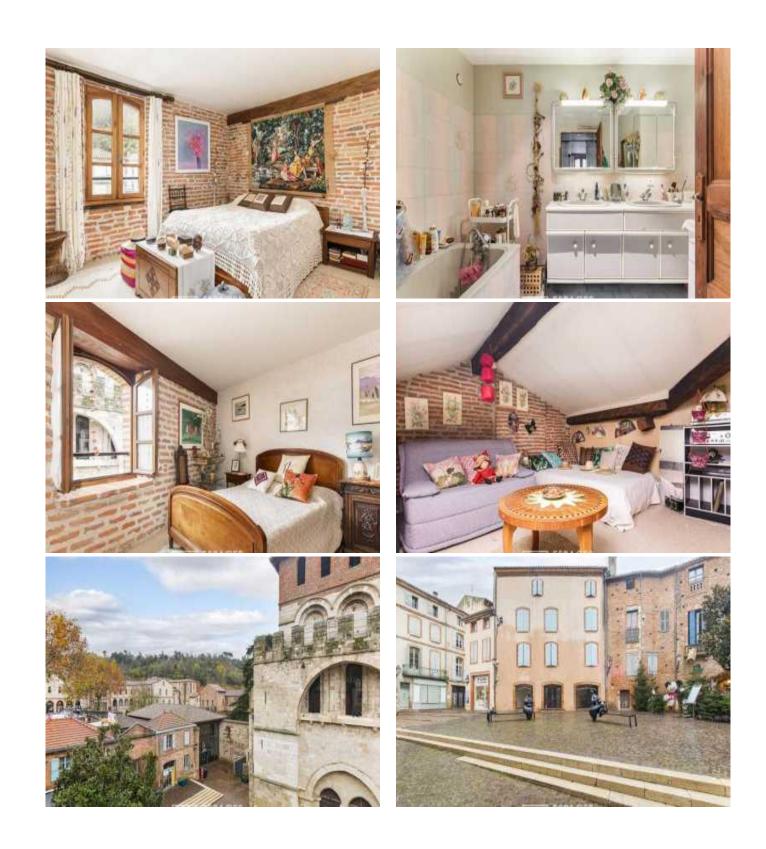
Location: Occitanie





Gallery







THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our buying guide, our french mortgage and euro currency exchange pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask. **C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved