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## Professional premises and studio in the heart of the city

Tarn , Occitanie



# €320,000

inc. of agency fees

3 Beds

104 sqm

In an alley in the heart of the city, after passing through one of its imposing wooden doors, a charming tree-filled interior courtyard welcomes the residents of this condominium. This building steeped...

### At a Glance

**Reference** MFH-EAT7739

**Near to** Toulouse

**Price** €320,000

**Bed** 3

**Pool** No

**Hab.Space** 104 sqm

**Land Tax** N/A

### Property Description

In an alley in the heart of the city, after passing through one of its imposing wooden doors, a charming tree-filled interior courtyard welcomes the residents of this condominium.

This building steeped in history built in bricks is just a few steps from the Sainte Cécile Cathedral.

On the ground floor, there are nearly 106 m<sup>2</sup> which offer a prime location to set up a liberal activity or to transform these atypical volumes into charming accommodation.

For the time being, a waiting room serves two large rooms previously used by liberal professionals, each benefiting from a water point.

The two could be completely independent, their access being able to be split.

Still on this same level, a fully equipped independent studio also offers different possibilities of exploitation: short or long term rental, or the creation of a third office with a few fittings.

A charming asset, a private interior courtyard is accessible from the living room.

Finally, a vaulted cellar accessible from the studio offers an additional surface area of almost 60 m<sup>2</sup> benefiting from water and electricity.

Electric heating

Double glazing

Property subject to the status of co-ownership

No procedure in progress

ENERGY CLASS: D / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR560 and EUR810 (subscription included)

Information on the risks to which this property is exposed is available on the Géorisques website:

Condominiums of 15 units (No proceedings in progress).

## Summary

Property type:	Apartment
Bedrooms:	3
Price	€320,000

## Key Information

Internal Area:	104 sqm
Has a Garden	Yes

## Location: Occitanie



## Gallery







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