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## Building Prime Location Tarbes

**425 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26809
- Numero di stanze : 9
- Numero di camere da letto : 3
- Superficie abitabile : 246 m<sup>2</sup>
- Superficie del terreno : 110 m<sup>2</sup>
- Imposta patrimoniale : 3 973 €



Located in a prime location of central Tarbes is this 264m<sup>2</sup> building for sale. The premises comprise a rented commercial space, an apartment and potential for two further apartments, to renovate.

The building has two distinct entrances. The first allows access to the shopfront and the second to the shared entrance hall and the rest of the building.

The entrance corridor leads to an 11m<sup>2</sup> shared space, perfect for storing bicycles, and an adjacent 18m<sup>2</sup> space, ideal for numerous projects, with a toilet. The hallway has access back to the commercial space.

The first floor has a 54m<sup>2</sup> apartment, style Haussmann, with a balcony passageway. It is comprised of a 20m<sup>2</sup> living space with wooden flooring. There is an 8m<sup>2</sup> kitchen opening to the living area and a spacious bedroom, 14m<sup>2</sup>, with access to a private 11m<sup>2</sup> washroom. A modernisation should be allowed.

Opposite is the old "staff quarters", easily transformable to a one-bedroom apartment. A full renovation will realise its potential to an independent dwelling to generate a revenue.

The second floor has potential to create a third apartment and is 64m<sup>2</sup>. There is currently a 10m<sup>2</sup> kitchenette, two 18m<sup>2</sup> rooms, a 9m<sup>2</sup> bathroom and a storage space. It carries some charm with wooden flooring and marble fireplaces.

These three potential apartments and the rented shop space will generate a healthy revenue stream.

The 48m<sup>2</sup> is opposite a busy thoroughfare. Its 45m<sup>2</sup> basement has a toilet and storage divided into three

storage spaces.

Its prime location is a major selling point to guarantee a revenue.

The roof is covered in tile. Windows are both double a glazed and with one pane of glass. Heating is currently supplied by electric radiators. There is an electric powered hot water storage tank, 150l. The property is connected to the sewage mains.

You will be in Tarbes a few mins from the train station, 15 mins from Tarbes-Lourdes-Pyrenees airport, 1h from Spain and from skiing, 1h30 from the Atlantic coast and 3h from the Mediterranean.

**CONSUMO ENERGETICO : D (235)**

**GAS SERRA : B (7)**