

Massive potential, house, apartment, shop, studio, buildable land to renovate. Visit and make an offer.



INFORMATION

Town:	Valentine
Department:	Haute-Garonne
Bed:	7
Bath:	2
Floor:	380 m2
Plot Size:	425 m2



IN BRIEF

A large property partially in need of renovation with business potential. Lots of possibilities subject to planning permission including * Shop with family home and rental property with garden/parking * Bed and breakfast, apartment or gite to rent and family home * Rental property with different options * Snack bar with outside seating, family home and rental The options are huge and varied. Part of the property is habitable now and the rest can be shaped into whatever form of home, accommodation or business you desire subject to planning permission. REGION * 8 mins (7.5 km) to the A64 motorway * 4 mins (2.6 km) to the train station at Saint Gaudens * 1 hour (98.7 km) to Toulouse International Airport * 48 mins (73 km) to Tarbes Lourdes Airport with free parking * 45 mins to Le Mourti ski resort * 43 mins to the telecabin to Superbagnères Ski Resort * 8 mins to a large shopping complex with a large range...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

MASSIVE POTENTIAL - VISIT AND MAKE AN OFFER

For more information or photographs please contact me, however because the electricity has been cut off as the property is empty, some rooms were unable to be photographed (the ones requiring more renovation). If you scroll down, there are 360 degree tours of most of the rooms including those needing renovating.

The property consists of three different buildings which can be united together and a piece of land that is constructible.

SHOP

There is a commercial part to the property with a shop, a large fabrication area/workshop and a wc (again more information can be given on request). The owners have informed me that the business can be used for a range of different purposes subject to planning permission or could be changed to form part of a family home.

APARTMENT

Above the commerce is a large apartment on two floors that is habitable and has had some work undertaken. It consists of:

- * 4 bedrooms
- * a bathroom
- * a living room with a kitchen and patio doors out on to a balcony
- * laundry room (which could be a second bathroom)

HOUSE

There is access to the house from the first building via a door from the workshop area. The house is in need of full renovation. The current layout consists

LOCAL TAXES

Taxe habitation: 2100 EUR

NOTES