Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9300 • House - Castillonnès •



DETAILS

Land surface: 0 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

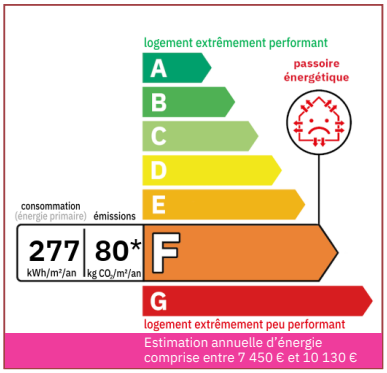
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: No

Built: Not specified



Multipurpose building comprising a ground floor space currently used as a municipal library and upstairs spaces offering great potential for conversion into apartments.

206 m² living

No field

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

129 000 €

Agency fees: 7,5 % VAT included*
Price without fees: 120 000 €

*The agency fees are entirely at the cost of the purchaser

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• Description ref n°9300 •

Building with potential for conversion into a residence

Discover this building offering generous spaces and numerous layout possibilities.

On the ground floor, you will find a space currently used as a municipal library, comprising an entrance hall (3.7 m²), a computer room (12.2 m²), a children's room (14 m²), an adult room with a reception desk (47.5 m²), a kitchen (4.4 m²), a toilet, and several storage cupboards. A boiler room completes this level (17 m²).

Upstairs, accessible via a separate entrance, are spaces offering significant potential for conversion into an apartment. They comprise an entrance hall (11 sq m) with a stairwell, a landing (10.8 sq m), a kitchen (13 sq m), a meeting room (27 sq m) with access to the kitchen, an office (9 sq m), a hallway (8.2 sq m) leading to four storage areas, three offices (which could be converted into bedrooms, for example – 12.2/14/9.3 sq m), a bathroom (5.7 sq m), and a separate WC.

Thanks to its layout and separate access points, this property lends itself to various projects, whether maintaining a business on the ground floor and creating a residence upstairs, or considering other layouts depending on your needs and regulatory requirements.

A property worth discovering for investors and project developers looking for a versatile building to develop.







