



Warehouses and offices

VIC EN BIGORRE (65)

290 000 €



569 m²



8 pièce(s)

PROPERTY DESCRIPTION

Between Maubourguet and Vic-en-Bigorre, on a very busy axis, commercial walls including a sales area, a workshop/warehouse, offices and a kitchen on a 2,500m² plot. On a fully fenced plot with parking, building of approximately 590m² consisting of a spacious sales area of almost 100m², bright thanks to its large bay windows and benefiting from air conditioning. A 315m² warehouse/workshop offers you multiple possibilities thanks to its layout. A 110m² mezzanine completes this part. You will be able to take advantage of 2 offices, a kitchen and toilets with shower. Need to do outdoor exhibitions? 2 terraces are already created. Its additional advantages? Alarm, exterior part of 50m² covered, existing conduit to place a stove, underfloor heating on the whole (boiler to be replaced). Gross profitability up to 10% when it is rented! (notary fees not taken into account in the calculation, on a basis of 2500€ HT/HC). If you do not want to buy it, you can currently rent it for 2500€ HT/HC/monthly. Charges: €151/month. This building offers a lot of potential! Les honoraires d'agence sont à la charge de l'acquéreur, soit 7,41% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 846376

Property type Warehouses and offices

Exposure TRAVERSANT N-S

SURFACES

Living space 569 m²

Land surface 2500 m²

COMPOSITION

Number of rooms 8

Terrace 1

APPENDIX

Parking couvert

Parking space 10

Garage 4

Videophone Non

SERVICES

Air conditioning Yes



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle