

For sale town centre building, with ground floor commercial premises, and 4 APARTMENTS.



INFORMATION

Town:	Pamiers
Department:	Ariège
Bed:	0
Bath:	0
Floor:	339 m2
Plot Size:	200 m2

IN BRIEF

FOR SALE a REPORT BUILDING: 7 %, built in 1970, very well maintained.

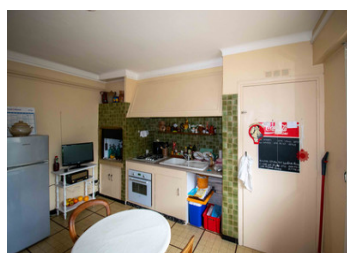
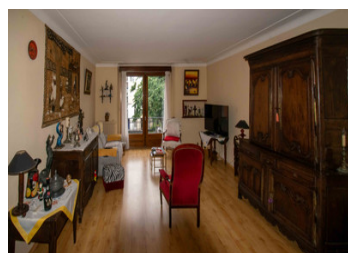
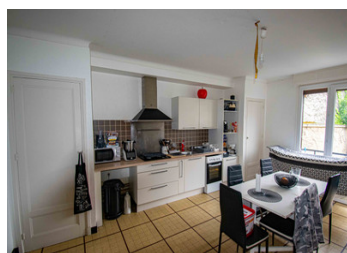
Magnificent entrance hall with double doors and access from the rear. A courtyard with a closed garage and possibility to park 3 cars, PARKING.

It comprises

- Ground floor, a 50 m2 office with toilet
- 1st floor, a 109m2 flat, 2 bedrooms, bathroom, kitchen and a very beautiful lounge/dining room with views over the square and the courtyard. A huge private terrace for this 1st floor flat
- 2 nd floor: a 109m2 flat, 2 bedrooms, bathroom, kitchen and a beautiful lounge/dining room with views over the square and the inner courtyard.
- 3rd floor: 2 x T2 flats

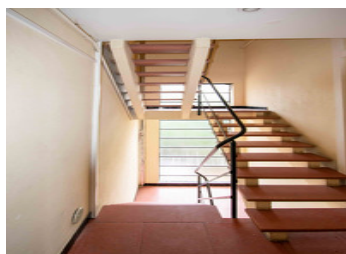
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE

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DESCRIPTION

Pamiers is 70 km from BALGNAC TOULOUSE AIRPORT and TOULOUSE / CAPITOLE city centre.

And only 118 km from ANDORRA.

Pamiers (Pàmias in Occitan) is a French commune in the north of the Ariège department, in the Occitanie region. Historically and culturally, the town is part of the Aguanaguès or Ariège plain, sometimes known as the lower Ariège or Ariège piedmont.

Exposed to an altered oceanic climate, it is drained by the Ariège, the Crieu, the Galage, the Estrique, the Galage stream and various other small watercourses. The commune has a remarkable natural heritage.

Pamiers is an urban district with a population of 16,394 in 2021. It belongs to the Pamiers urban unit and is part of the Pamiers catchment area. Its inhabitants are called Appaméens or Appaméennes.

If you are looking for an IMMOVABLE with a good return, in very good condition and quiet, leave me a message so that we can meet for a visit, by appointment only.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 5200 EUR

Taxe habitation: EUR

NOTES