

Townhouse comprising two apartments of 63 sqm and 108 sqm, along with a 220 sqm commercial premises.



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Pamiers |
| Department: | Ariège  |
| Bed:        | 3       |
| Bath:       | 3       |
| Floor:      | 170 m2  |
| Plot Size:  | 100 m2  |



## IN BRIEF

UNIQUE – Mixed-use building in the heart of the city centre

Exceptional location in the city centre, facing a public car park, offering excellent visibility and easy access.



The building has benefited from recent works, including a brand-new roof.

It features gas-fired central heating with two independent meters,

two electricity meters (Linky), and double-glazed windows in both apartments.

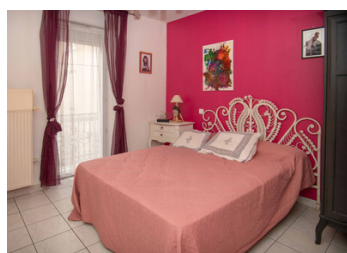
Commercial / Professional premises – approx. 200 sqm

Sales area of approximately 150 sqm

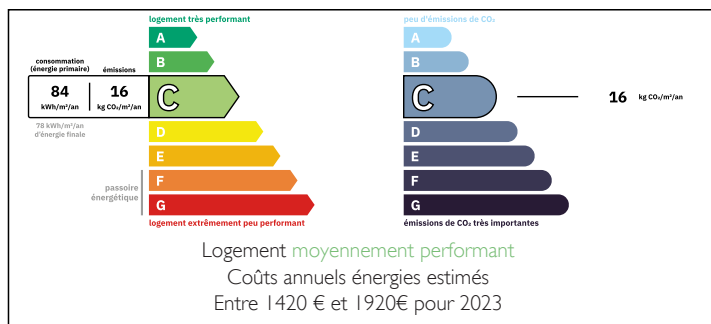
Electric roller shutters

Two offices

Garage access, allowing vehicle parking



## ENERGY - DPE



Apartment – 1st floor – 108 sqm (T4)

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.

Separate WC

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Kitchen

18 sqm living room



## DESCRIPTION

Rare city-centre property, ideal for an investor or for a commercial activity with on-site accommodation. Strategic location offering maximum visibility, in a lively and highly frequented area, within immediate proximity to public parking, transport links and local amenities.

Immediately usable, with no major works required, and strong rental demand for both commercial and residential units.

Please feel free to contact us to arrange a viewing by appointment.

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

## NOTES