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Art Gallery and its loft facing the most beautiful cloister in the world'

Tarn-et-Garonne , Occitanie



€545,000

inc. of agency fees

3 Beds

1 Baths

170 sqm

Atypical sale of atypical goods. These are 2 separate lots forming part of the same building, where professional and personal projects can come to fruition facing one of the most beautiful French architectural...

At a Glance

Reference MFH-EAT944ET

Bed 3

Near to Toulouse

Bath 1

Pool No

Price €545,000

Hab.Space 170 sqm

Land Tax N/A

Property Description

Atypical sale of atypical goods.

These are 2 separate lots forming part of the same building, where professional and personal projects can come to fruition facing one of the most beautiful French architectural ensembles, the Saint-Pierre de Moissac

abbey.

The gallery :

The ground floor of the building is a room with? commercial use consisting of a large room, an office and a toilet. This rare plateau offers more than 150 m2 of commercial or artistic potential in the city center. Its location is as charming as it is strategic. Its large windows are in direct connection with the tympanum of the Saint Pierre abbey church and the cloister, which are listed as UNESCO World Heritage under the Routes of Saint Jacques de Compostela. They attract more than 50,000 visitors per year.

The Loft:

Located on the 3rd floor of this charming condominium, this spacious apartment offers approximately 170 m2 of living space. It is a plateau leaving visible the authentic framework of the building, today made up of several spaces...

A first living room area with insert and view of the abbey, as well as a first dining room. A kitchen, a real open heart of this design also including its dining area.

The independent sleeping area is made up of 2 beautiful bedrooms with a bathroom for one, and a shower room for the second. A laundry room and a toilet complete this level.

Accessible from the living room, an attic space offers a pretty extra bedroom or an independent office in its first part, then a good storage capacity in its second part.

Whether you are a Gallerist, Artisan or Trader, you will find these places the perfect place to express yourself and recharge your batteries.

The Loft: ENERGY CLASS: D / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros2,450 and euros3,380

Information on the risks to which this property is exposed is available on the G  orisks website:

Condominiums of 9 units (Not subject to non-payment).

Annual expenses : 3145 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€545,000

Key Information

Internal Area:	170 sqm
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Location: Occitanie



Gallery







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C. BAUER – Sunday Times

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S. and L. BROWN



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