



16, Avenue de la Marne - 65000 TARBES
Тел : 0033 (0) 562.345.454 - Факс : 0033 (0) 562.346.660
abafim.ru
Свяжитесь с нами по электронной почте:
contact@abafim.com

225 m2 Open Space in Tarbes City Center

122 000 евро [сборы к продавцу]

- Исходный номер : AF26900
- Количество жилых комнат : 5
- Количество спальных комнат : 2
- Жилая площадь : 225 m²
- Налог с недвижимого имущества : 1 000 евро



Tarbes city center: Discover this 225 m2 ground-floor space, ideally located just steps from the town center. Every corner tells a story, waiting only for your touch to be brought back to life.

As soon as you step through the front door, a vast and bright room welcomes you — it could become your main hall. Two additional rooms just behind it open up endless possibilities: a cozy lounge, a relaxation area, or modular spaces, depending on your needs.

Further inside, two rooms could easily be envisioned as offices, staff changing rooms, or private areas for your clients. The living room, with its warm atmosphere, lends itself perfectly to creating a living space or a welcoming waiting area.

The kitchen, currently unequipped, is ready to be redesigned to suit your activity. The adjoining room could serve as storage, a workshop, or extra space.

For privacy, a shower room with separate WC is already in place. Well-thought-out hallways ensure smooth circulation between each space, making it easy to organize your future project.

Here, everything is to be reimagined — and that's precisely where the magic lies: you have complete freedom to design a unique place, tailored to your vision. Whether you're considering an apartment, a restaurant, a bar, an event space, or a boutique, this property is a blank canvas, ready to bring your ideas to life.

The cherry on top: its proximity to the city center and the availability of nearby parking make it a major asset.

This property is located in the very heart of Tarbes, close to schools and amenities: 5 minutes from Place

Marcadieu and Brauhauban Market Hall, 6 minutes from the SNCF train station, 14 minutes from Tarbes-Lourdes-Pyrénées Airport, 1 hour from Spain and the ski slopes, 1h30 from the Atlantic coast and Toulouse, and 3 hours from the Mediterranean.

Расход энергии : **F (392)**

Газ с парниковым эффектом : **F (13)**