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## Business Opportunity for Sale

**177 000 €** [ Fees paid by the seller ]

- Reference : AF26080
- Number of rooms : 10
- Living space : 230 m<sup>2</sup>
- Land size : 165 m<sup>2</sup>
- Local taxes : 840 €



réussi

Currently entirely rented out to a business which has been installed long term, this represents an excellent business proposition with a rental income totalling 16000 euros per year. A wonderful business opportunity!

The yearly tax foncière is paid by the tenants. The lease was renewed in November 2016.

The business occupies the entire ground floor. The upper floor apartment is also rented to the same business for use as office and storage space.

The upper floor apartment comprises a landing, two storage spaces, five rooms and a toilet.

The building also has a 28m<sup>2</sup> garage.

Further details, photos and a 360 walkthrough visit are available on request.

The roof is covered in tile and in good general condition. There is gas central heating and also reversible air conditioning. The windows are double glazed. The property is connected to the sewage mains.

This business opportunity is located in the centre of the town of Maubourguet, 15 mins from Marciac, 30 mins from Tarbes, 40 mins from Pau, 1h from skiing, 1h30 from Toulouse, 1h40 from the Atlantic coast (Biarritz, Bayonne...) and its sandy beaches, 2h from Bordeaux....