

**&** 05 63 32 73 21 📨

contact@castelimmobilier.com

www.castelimmobilier.com

## 82 500 €

For sale grange 1 room Surface : 300 m<sup>2</sup>

View : Citadine Inner condition : to renovate Couverture : tiles

Features : fireplace

Document non contractuel 05/05/2025 - Prix T.T.C



## Grange 5286 Saint-Nicolas-de-la-Grave

Garage located in the town center of Saint Nicolas de la Grave. It consists of 3 levels, on the ground floor approximately 130m<sup>2</sup>, on the 1st floor approximately 130m<sup>2</sup> (most of the floor has already been removed to start the renovation) and finally on the second floor a plateau of approximately 50m<sup>2</sup>. The total area is approximately 300m<sup>2</sup>. The garage has a valid building permit in order to create a house of 250m<sup>2</sup> of living space and a terrace of 50m<sup>2</sup>. The house will have on the ground floor a large living/dining room and open kitchen, WC, pantry and a bedroom with bathroom. On the first floor, two bedrooms, a bathroom, WC and a terrace. On the second floor a bedroom. Mains sewer nearby, electric meter present. Possibility of creating several apartments for a real estate investor or following the building permit. Fees and charges :

82 500 € fees included



Castelimmo - 10 place de la Liberté, 82100 Castelsarrasin Tél: 05 63 32 73 21 - contact@castelimmobilier.com - www.castelimmobilier.com RCS 424 115 384 Montauban - Code NAF 6831Z - SIRET 424 115 384 00028 Garantie financière : C.E.G.C. G & T n°00931GES202 : 250 000 € & n°00931TRA202 : 110 000 € Document non contractuel - Barème des prix disponible sur notre site internet