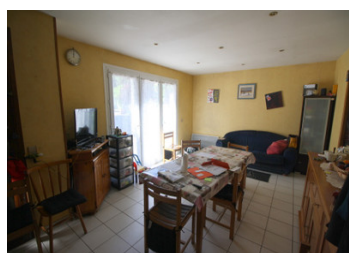
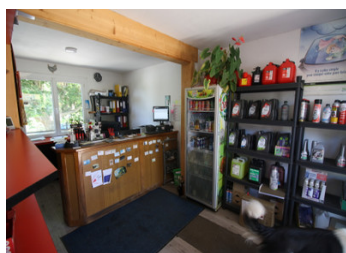


Tarn : SouthTarn on the edge of the D612, petrol station 24/24h, gas depot, small house with shop.



## INFORMATION

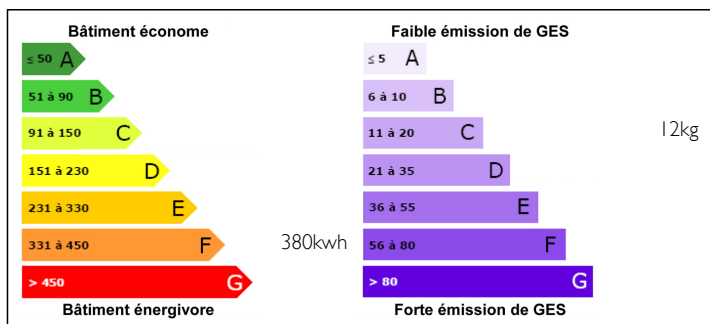
Town:	Lacabarède
Department:	Tarn
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	1186 m2



## IN BRIEF

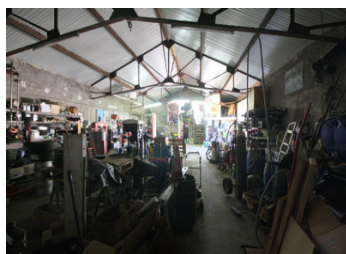
Located in the village of Lacabarède, this unique property is aimed at people wishing to take over a commercial business. Ideally situated on the edge of a very busy road, since it is the axis that connects Albi to Béziers, the famous 'route de la mer' as the locals say so well! This business is a real institution in the village, the station opened its doors in 1967, it has been developed, modernized, the automatic pumps were installed in 2020 and the fuel tank was completely rebuilt to current standards in 2013. The current owners, who have been there since the mid-1970s, have made their business prosper and will now enjoy a well-deserved retirement!

## ENERGY - DPE



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.



## DESCRIPTION

The potential here is really very interesting to set up, you will be able to benefit from a mechanical garage of more than 200m<sup>2</sup> on 2 levels, with 2 possible vehicle entrances, numerous storage spaces and a gate height of 3.20 m.

A shop of 12m<sup>2</sup> is intended for the reception of the customers, it adjoins a small house especially reserved for the managers of the station. It consists of a living room of 23m<sup>2</sup>, a kitchen of 6m<sup>2</sup> and two bedrooms in the basement, cellar and laundry room.

At the rear, a courtyard along the river, allows access to the lower part of the garage dedicated to the mechanics.

This property is absolutely atypical, it will seduce many professionals looking for a place to practice their activity. Ask us for more photos, a video is also available on request, all this additional information will allow you to make a visit that will surprise you, indeed, you will be impressed by the potential that is offered to you, at a really reasonable price. See you soon then, we will have great pleasure in helping you discover this extraordinary place.

Location :

The commune of Lacabarède is located in the Occitanie region in the Thoré valley in the south of the Tarn department in the Haut-Languedoc Regional Nature Park. À

halfway along the road linking Toulouse to Béziers.

The "Passapaïs" greenway, which runs alongside the old railway station, is built on the old Mazamet /Bédarieux railway line and offers a protected area...

## LOCAL TAXES

Taxe foncière: 1088 EUR

## NOTES