



## FORMER WOOD WORKSHOP / PROFESSIONAL SPACE / WAREHOUSE: VERSATILE OPPORTUNITY IN LA ROUQUETTE



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 146,686.01

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	12200
Publicado:	12/01/2026

### Descripción:

VILLEFRANCHE-DE-ROUERGUE 📍 Located in La Rouquette, this former woodworking workshop offers multiple possibilities to develop your professional activity or realize your personal projects. Main Features: 📍 Total area: 760 m<sup>2</sup> 📍 Building land of 3,730 m<sup>2</sup>, offering potential for extension or development 📍 Main building: 📍 Main floor of 550 m<sup>2</sup> with a ridge height of approximately 6.8 m 📍 Concrete slab designed to support professional machine tools 📍 Storage area of 45 m<sup>2</sup> and secondary slab of 60 m<sup>2</sup> 📍 Mezzanine with a 107 m<sup>2</sup> office Optimized Accessibility: 📍 2 sliding gates, each 6 m wide, ramp and loading dock 📍 Easy access for industrial vehicles, camper vans, and buses 📍 Convenient parking and deliveries, even for heavy goods vehicles Technical Advantages: 📍 Three-phase electrical installation (completed in 2007) with workstation distribution Strategic Location: 📍 At the entrance of the village 📍 Only 15 minutes from Villefranche-de-Rouergue and 1 hour from Albi, Montauban, and Rodez Some improvement work is to be expected to fully exploit the strong potential of this property. This space is without a doubt a unique opportunity to realize your professional or personal projects. AVAILABLE IMMEDIATELY | VACANT For further information, please contact us. We look forward to speaking with you and are available at your convenience! Your dedicated contacts, Jean-Philippe Grenier Frederic Bastemeijer Agence Hamilton Cordes-sur-Ciel, one of the Plus Beaux Villages de France

Condición:	Must be reformed
Fabricado:	1980



## Común

Pies cuadrados terminados: 760 m2

## Building details

Parking: Sí

Número de plantas: 1

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/TXNV-T27000/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T27000/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: F1D52D88E5FB4B23

