



Building with Commercial Space and Apartments for Sale in Gaillac France



Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	https://esalesinternational.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 516,610.18

Posizione

Nazione:	France
Cap:	81600
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Descrizione:

Building with Commercial Space and Apartments for Sale in Gaillac France

Esales Property ID: es5555090

16 Rue Jean Jaurès

81600 Gaillac, France

Historic Mixed-Use Building with Apartments and Commercial Space for Sale in Gaillac, France

A Unique Real Estate Investment Opportunity in a Thriving Market Town

The Property Overview & Courtyard Sanctuary

Nestled in the heart of Gaillac's historic quartier, this versatile multi-unit property offers an exceptional investment opportunity in one of southwest France's most sought-after market towns. Originally dating back to the 17th century when it formed part of the town's landmark Abbey, the property seamlessly



blends rich historical character with modern functionality.

The estate is intelligently distributed across two distinct blocks, physically separated by an internal courtyard. This central outdoor space serves as a quiet, completely private sanctuary away from the bustle of the town. The courtyard is beautifully softened by established, mature climbing plants—including fragrant jasmine, sweet honeysuckle, and vibrant Virginia creeper—creating an idyllic, tranquil communal area for residents. Both blocks are fully modernised, securely connected to the mains water and gas networks, and have been upgraded to support high-speed fibre optic installations across all individual units.

Front Block: Main Street Commercial & Residential Yield

The front building commands an excellent, high-visibility position directly on one of Gaillac's main streets, ensuring consistent foot traffic and robust rental demand. This block comprises:

- * Ground Floor Commercial Premises: Currently operating as a popular fast-food restaurant, providing a stable, reliable commercial anchor.
- * Upper-Level Residential Apartment: Spanning the first and second floors, this generous 3-bedroom apartment features independent gas central heating.

Both the commercial space and the 3-bedroom apartment are securely let on standard 3-year renewable leases, offering immediate, turnkey rental income from the day of acquisition.

Back Block: Quiet Residential Units & Garage Access

The rear building offers peace and seclusion, accessible either via the main internal courtyard or through a private garage entrance located on a quiet, small cul-de-sac behind the property. This block features a diverse mix of residential layouts, maximizing its appeal across various tenant demographics:

- * The Duplex Apartment (Vacant): A premium 2-bedroom, 2-bathroom duplex featuring its own private roof terrace with scenic views and gas central heating. Ideal for an owner-occupier or a high-yield premium rental.
- * The First-Floor Apartment (Tenanted): A charming, smaller 2-bedroom apartment, currently occupied and let on a stable 3-year renewable lease.
- * The Ground-Floor Studio (Vacant): A cleverly designed studio space maximizing vertical square footage with a mezzanine bed, complemented by a separate WC and shower room.
- * Double Garage (Vacant): A secure 2-car garage providing highly coveted off-street parking in the historic center, which can be rented independently or packaged with a vacant apartment.

Market Dynamics & Location Appeal

Gaillac is a thriving market town of approximately 16,000 residents, globally renowned for its ancient vineyards, historic red-brick architecture, and breathtaking surrounding countryside. The town's real estate market is experiencing healthy, sustained growth, driven by heavy local investment in housing stock and public amenities. Because of this popularity, quality rental properties are increasingly hard to



find, driving up yield potential.

Geographically, the property boasts a prime location just 30 minutes from the vibrant city of Toulouse—a major economic engine, home to international aviation giant AIRBUS, and host to the Toulouse-Blagnac International Airport. It is also a mere 30 minutes from the magnificent, UNESCO World Heritage-listed town of Albi, making it highly attractive to commuting professionals and tourists alike.

While all units are fully functional and fit for immediate rental, selective modernisation and aesthetic refreshments—particularly regarding upgrading the energy performance ratings—present an excellent opportunity for the incoming buyer to significantly capitalize on equity and increase future rental value.

ABOUT THE AREA

Situated along the sun-drenched banks of the Tarn River in southwest France, Gaillac is a captivating historic town that serves as the epicentre of one of the country's oldest and most celebrated wine regions. Located in the Tarn department of the Occitanie region, the town of roughly 15,000 residents beautifully balances a rich agricultural identity with an alluring, laid-back way of life. The surrounding landscape is a picturesque patchwork of undulating hillsides, ancient stone villages, and endless stretches of geometric vineyards that have defined the local culture for millennia.

The story of Gaillac is deeply intertwined with both the Romans and the Church. While viticulture in the area dates back to at least the 4th century BCE, the town truly began to flourish over a thousand years ago around the Benedictine Abbey of Saint-Michel. The monks meticulously codified winemaking techniques, utilizing the river to ship their highly prized barrels downstream to Bordeaux and beyond. Today, the town's architectural heritage is on grand display through its distinct 'Toulouse red brick' construction. Wandering the old quarters reveals medieval half-timbered houses, grand Renaissance townhouses like the Hôtel de Pierre de Brens, and the majestic, terraced French gardens of the Château de Foucaud overlooking the river.

Modern life in Gaillac remains joyfully anchored to its gastronomy and community spirit. As the capital of the AOP Gaillac wine region, the town invites visitors to sample its unique native grape varieties—such as Loin de l'Oeil for whites and Braucol for reds—right inside the vaulted cellars of the Maison des Vins, housed within the historic abbey itself. The vibrant open-air markets, bustling local bistros serving traditional southwestern cassoulet, and summer night wine festivals (Apéros Concerts) bring a lively energy to the historic plazas, offering a quintessential taste of the relaxed southwestern art de vivre.

Travelers will find that accessing this enchanting corner of Occitanie is remarkably straightforward. The nearest airport to Gaillac is Toulouse-Blagnac Airport (TLS), situated approximately 65 kilometers (around a 45-minute drive) to the southwest via the convenient A68 motorway. As a major international gateway, Toulouse-Blagnac offers extensive daily connections to global hubs, the UK, and major European cities. Alternatively, visitors can utilize the train, as the local Gaillac SNCF station offers direct, regular regional rail links right into the heart of Toulouse, keeping this historic wine sanctuary perfectly connected to the world.



MAIN FEATURES:

- * 500m² of living space
- * 8 Bedrooms
- * 5 Bathrooms
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Si

Comune

Camere da letto: 8
Bagni: 5
Finito piedi quadrati: 500 mq
Dimensione del lotto: 2000 mq

Utility details

Heating: Si

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.590.043

