

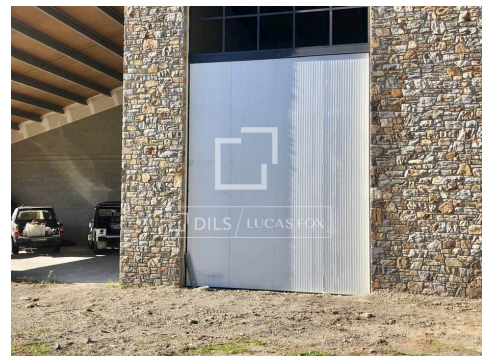
€220,000 Office - For sale - New listing

Excellent office for sale in La Cerdanya, Spain

Spain » La Cerdanya » 17527

188m²

Floorplan



Contact us today for more information or to arrange a viewing

+34 872 506 102 · cerdanya@lucasfox.es · lucasfox.com · Carrer Major 2, Puigcerdà, La Cerdanya, Spain

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Stone artisan workshop/warehouse with great potential in Llivia. Possibility of adding a mezzanine and immediate profitability.

The ideal space for your business between the Catalan and French Cerdanya.

Open-plan artisan workshop of 125 m² for sale on the outskirts of Llivia. The property is completely independent, has its own access and is part of a complex of only two workshops.

Characteristics:

- Available upgrade: Possibility of building a mezzanine of up to 40 m² additional for offices or warehouse.
- Amenities: It has water and electricity supplies already connected.
- Premium Location: Located in a busy industrial park, in a strategic location between both countries. Highly attractive logistically and commercially for both markets.

Perfect for workshops, storage, freelancers or small industries seeking international exposure.

Contact us for more information and to schedule a visit!



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Energy rating: pending. Cadastral reference: 7119201DH1071N0002ZS. Built area according to the land registry: 174 m². Usable area according to the occupancy certificate: pending confirmation. Sale price: €220,000. Price does not include taxes. Annual expenses: Property Tax (IBI): €556,000. Applicable taxes (Property Transfer Tax, VAT and/or Stamp Duty), as well as notary fees, registration fees, and other costs associated with the sale, are not included in the price. The total cost of the acquisition may vary depending on the buyer's profile and the terms of the transaction, and can be detailed upon request. Marketed by Dils Lucas Fox (Lucas Trading, SL, Tax ID B64125438), acting as a real estate intermediary. API number: 1085. AICAT number: 4577. Information regarding the property's tenancy status will be provided, if applicable. Additional information and documentation are available to the consumer. The information provided is for informational purposes only, based on data provided by the property owner, and may be subject to change. It does not constitute a contractual offer.

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