

## 1109m2 of land for commercial development at 93800 Épinay-Sur-Seine



## INFORMATION

Town:	Épinay-sur-Seine
Department:	Seine-Saint-Denis
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1109 m2

## IN BRIEF

Situated in a prime commercial and residential area, with frontage onto a busy road this plot of land of 1109m2 is ideally situated for business activities. With proximity to the railway station at Épinay-Sur-Seine has good transport connections. On an enclosed site with double access the site offers light and heavy vehicle access Accessible from two sides the site has very good access with all services on site.

## 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 selling price including agents fees is 873 340€... The costs of this transaction are payable by the buyer : 5% of the selling price before fees: 831 750€.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 676 EUR

## NOTES