

## Californian Loft For Combination Of Commercial Activity And Residence - Ramatuelle

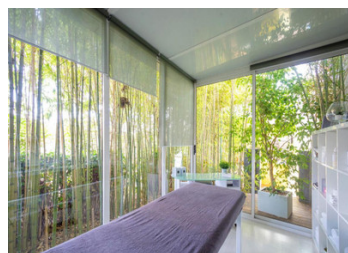
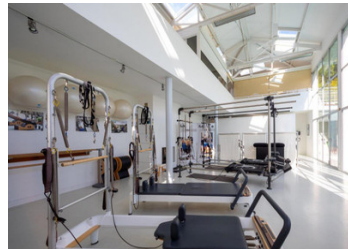
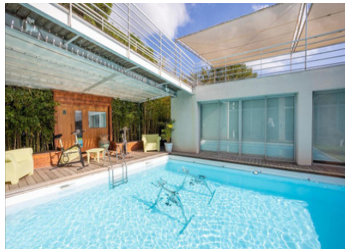


## INFORMATION

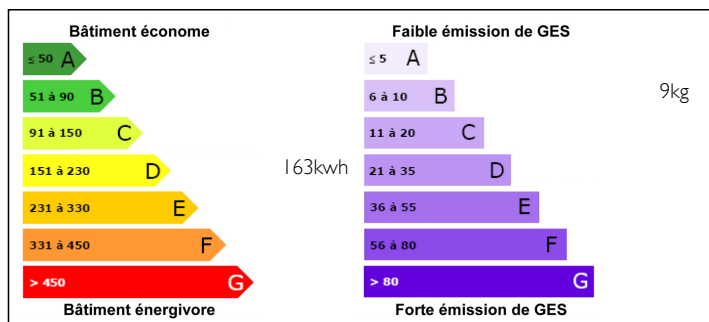
Town:	Ramatuelle
Department:	Var
Bed:	0
Bath:	0
Floor:	350 m2
Plot Size:	0 m2

## IN BRIEF

Inspired by californian architecture, this property of 350 m2, is situated below the village of ramatuelle and a couple of kilometres from the famous beach of pampelonne. it consists of two connected buildings with the main room of 144 m2 with six meters ceiling height and glass windows leading to a teak terrace and large heated pool. two appartments, sauna, hammam and small garden. a third appartement on the mezzanine with access to a solarium of 76 m2. as the loft is situated in an industriel zone it needs to incorporate a commercial activity. the current owner has created a pilates studio with a physiotherapist clinic. ideal for commercial sports activities combined with housing and offices.

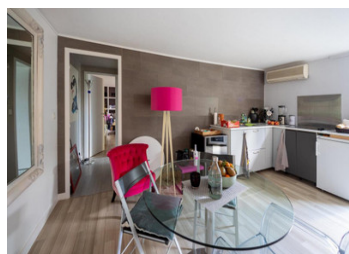


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 2146 EUR**

## NOTES

## DESCRIPTION

Inspired by Californian architecture, this property of 350 m<sup>2</sup>, is situated below the village of Ramatuelle and a only a couple of kilometres from the famous beach of Pampelonne.

It consists of two connected buildings with the main room of 144 m<sup>2</sup> with six meters ceiling height and glass windows leading to a teak terrace and large heated pool.

Two appartments, sauna, hammam and small garden.

A third appartement on the mezzanine with access to a solarium of 76 m<sup>2</sup>.

As the loft is situated in an industriel zone it needs to incorporate a commercial activity. The current owner has created a Pilates studio with a physiotherapist clinic. Ideal for commercial sports activities combined with housing and offices.

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