

860 m commercial and industrial building. Wooded exterior and parking spaces.

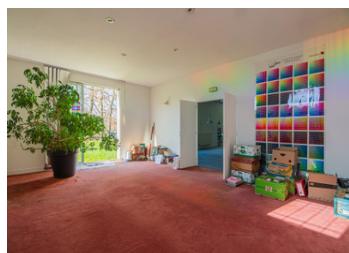


## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Angoulême |
| Department: | Charente  |
| Bed:        | 0         |
| Bath:       | 0         |
| Floor:      | 860 m2    |
| Plot Size:  | 3051 m2   |

## IN BRIEF

Commercial building ideally located in Gond Pontouvre (Angoulême city centre at 5mn)



## ENERGY - DPE

DPE blank.

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

Situated in Gond Pontouvre near by ANgoulême city centre and its train station (1h30 from Paris and 40mn from Bordeaux), this industrial building has large office and production areas at the rear.

Its metal structure and lack of load-bearing walls mean that you can completely redefine the space to suit your needs.

Parking spaces at the front and a large plot of land at the rear with potential for further parking spaces

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

## NOTES