LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36411GDU42 Price: 279 000 EUR

agency fees to be paid by the seller

Building in the former Château d'Eau comprising apartments and offices - just south of St Etienne







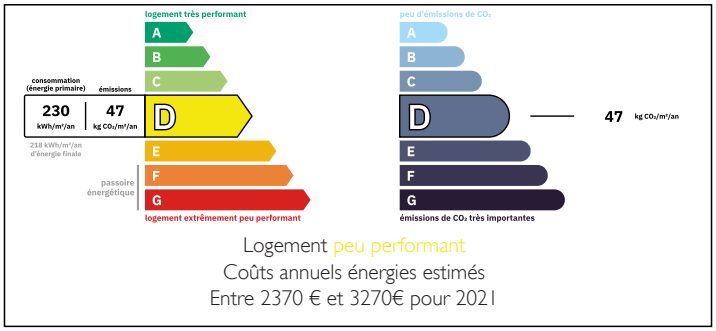








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2370 € et 3270€ pour 2021

INFORMATION

Town:	Le Chambon-Feugerolles
Department:	Loire
Bed:	0
Bath:	0
Floor:	422 m2
Plot Size:	1000 m2

IN BRIEF

Discover this rare opportunity:

an atypical tower with 422 m² of living space, a former water tower that has been completely refurbished as accommodation and offices.

Its unique industrial architecture gives it an exceptional charm, ideal for creating an outstanding living or working space.

Although some work is required, profitability can be achieved quickly thanks to its strategic location on the edge of the motorway, offering optimum accessibility and increased visibility, making it easier to get around, attracting a varied clientele and boosting the site's commercial potential.

What's more, a motel can be acquired on the same site, making it possible to diversify or expand your project.

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.

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LOCAL TAXES

Taxe foncière: **6383 EUR**

NOTES

DESCRIPTION

Discover this rare opportunity to acquire an atypical tower with 422 m² of living space, this is a former water tower that has been completely refurbished as accommodation and offices.

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Its unusual character, combined with a prime location, makes it an ideal opportunity for creative investors looking to add value to a unique property.

Don't miss this chance to turn this piece of history into an exceptional project.

Le Chambon-Feugerolles is a vibrant town located in the Loire department of the Auvergne-Rhône-Alpes region, situated in the heart of the Ondaine Valley at the foot of the Pilat Regional Natural Park. Approximately 10 km southwest of Saint-Étienne, it offers a unique blend of urban amenities and natural beauty. The town's history is deeply rooted in the coal mining and metallurgy industries, with significant developments in the 19th century, including the establishment of steel production facilities like the Crozet-Fourneyron and Claudinon factories .

Residents and visitors can enjoy a variety of amenities, including schools, shops, and...