LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36412GDU42 Price: 499 000 EUR

agency fees to be paid by the seller

Motel and building with flats and commercial premises for investors















INFORMATION

Town:	Le Chambon-Feugerolles
Department:	Loire
Bed:	0
Bath:	0
Floor:	728 m2
Plot Size:	0 m2

IN BRIEF

Are you looking for a unique project that combines originality, profitability potential and a strategic location? Then look no further!

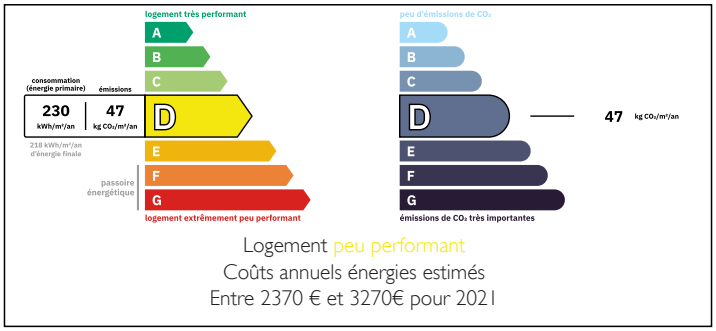
We have an atypical tower with 422 m² of living space, a former water tower that has been converted into residential and business premises.

Its unique industrial architecture gives it an exceptional cachet, ideal for creating an outstanding place to live or work.

Some work is required, but the property's prime location on the edge of the motorway means it will be profitable.

Its proximity to the motorway makes it easy to access, increases visibility and attracts a varied clientele, offering strong commercial potential.

ENERGY - DPE



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

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: **6383 EUR**

NOTES

DESCRIPTION

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A 305 m² motel is also available on the same site, making it possible to diversify or expand your project.

The 3600m2 plot includes 40 parking spaces.

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