

Large 400 m commercial premises for sale on a 2,270 m plot, ideally located on the outskirts of Jarnac.



INFORMATION

Town:	Mainxe-Gondeville
Department:	Charente
Bed:	0
Bath:	0
Floor:	400 m2
Plot Size:	2270 m2

IN BRIEF

For sale at the entrance to a large village, a huge premises for commercial or other activities with land at the rear, part of which is buildable. This large 400 m² building, still in use for various sales and plants, offers a prime location, entirely on one level. Exceptional visibility and unique potential for professional, residential or mixed-use projects. Available empty or with the option to purchase the stock if you wish to continue the same business. A large plot of land at the rear allows for development, construction or extension as desired. Roof, insulation and electricity are up to standard. An opportunity for anyone looking to realise their projects with this large warehouse.



ENERGY - DPE

DPE not required.

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

- 400 m² premises on a 2,270 m² plot of land
- Roof renovation and insulation
- Electricity checked annually
- Rear plot with a buildable section.

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

NOTES