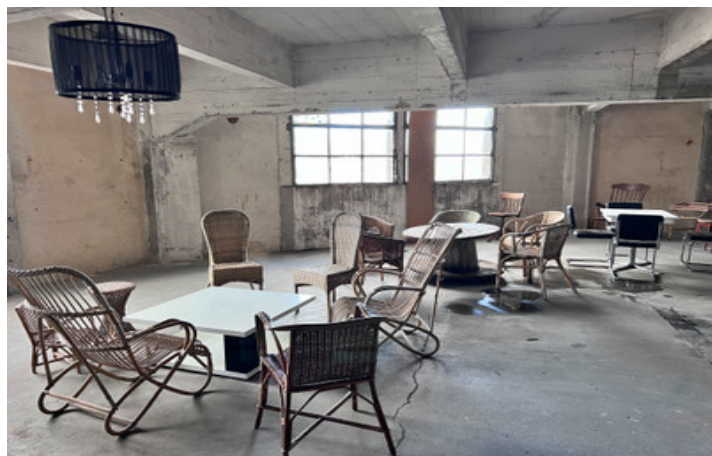


Unique Industrial Property – Former Print Factory in Jarnac Centre



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Jarnac
Department:	Charente
Bed:	0
Bath:	0
Floor:	1 149 m2
Plot Size:	0 m2

IN BRIEF

CALLING ALL INVESTORS OR FILM LOCATION SCOUTS!

A rare and exciting opportunity has come to market in the very heart of Jarnac: half of an enormous former print factory, brimming with history, atmosphere, and creative potential. Spaces of this scale and character are seldom available—especially in such a central location.

Currently home to an impressive collection of bric-à-brac and antiques (available by separate negotiation), the building offers an authentic industrial backdrop that feels frozen in time. The other half of the property is also available to purchase from a separate owner, with full details provided to serious buyers.

The building is a co-ownership, with shared entrance and staircase.

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

PROPERTY HIGHLIGHTS

- Extremely large, character-filled industrial space with original features
- Roof requires repair
- Utilities (water & electricity) present but not currently connected
- No heating installed
- Incredible ambience, perfect for creative or commercial use

POTENTIAL USES

With the appropriate permits, this unique building could be transformed into:

- Residential loft-style accommodation
- A hospitality venue (boutique hotel, art gallery, event space, etc.)
- Premium storage or workspace for a business
- A ready-made film set, photography studio, or fashion shoot location thanks to its authentic industrial character

Whether you are an investor, developer, creative professional, or simply someone with a vision, this extraordinary property offers a blank canvas in an unbeatable location.

* The property is currently filled with furniture and bric-à-brac. Empty spaces were created by AI but are realistic.

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

NOTES