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Ref: A45114JNS33 Price: 168 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (160 000 EUR without fees)

43-square-meter commercial space in Floirac

EXCLUSIVE

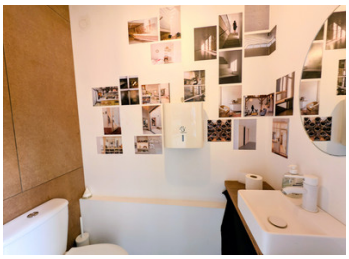














INFORMATION

Town:	Floirac
Department:	Gironde
Bed:	0
Bath:	0
Floor:	43 m2
Plot Size:	40 m2

IN BRIEF

10 minutes from St Jean train station.
Fully equiped work space with kitchen, separate toilet and reversible air conditioning.
Open-space layout with a separate office.
Planning permission granted for a loft conversion and the creation of residential units (see photo).
Can be converted into residential accommodation.

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.

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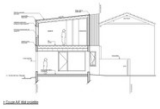
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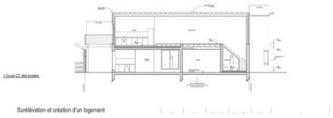
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DESCRIPTION

43-square-meter commercial space in Floirac, 10 minutes from St. Jean Train Station.

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

LOCAL TAXES

Taxe foncière:	**1006 EUR**

NOTES

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