LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46101NAM87

Price: 195 000 EUR

agency fees to be paid by the seller

Industrial buildings on a plot, slightly under 1 hectare. Planning for residential builds, can be applied for.















INFORMATION

Town:	Saint-Junien
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	9948 m2

IN BRIEF

An unusual chance to buy prime land at development level. With a selection of existing buildings, to be restored or demolished to create your own vision. There are utility connections to the buildings already in place.

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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LOCAL TAXES

Taxe foncière: **2662 EUR**

NOTES

DESCRIPTION

A substantial plot of almost 1 hectare; overlooking the river Vienne, with views of Saint-Junien countryside. Approximately 100 metres of private River Vienne frontage, offering superb waterside access.

Here is your chance to transform these buildings into something magnificent. The main building puts you in mind of the victorian, industrial revolution. The architecture is really special with character features. The roof on the main building has been repaired in part, with vision this building would make amazing apartments or work space.

All restoration supplies and materials are easily available in Saint-Junien, as are a plethora of pleasant distractions ready to explore.

Saint-Junien;
World famous for its quality Leather goods
Railway station - direct to Limoges
Less than 30 mins to Limoges airport
Local weekly market
DIY stores
Supermarkets
Domestic trading estate
Choice of bars & restaurants
Indoor & outdoor swimming pools
Boutique shopping
Airfield events ground
Commune events throughout the year
Local Rugby team & sports activities

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