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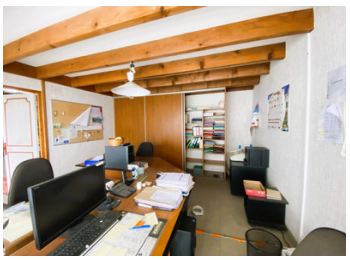
Ref: A47602SHB18 Price: 34 100 EUR

agency fees included: 6600 € TTC to be paid by the buyer (27 500 EUR without fees)

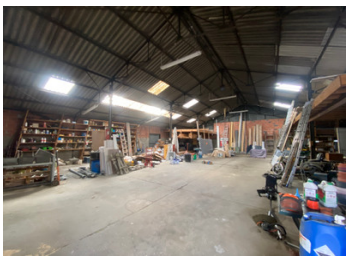
Large commercial space/warehouse with integrated offices and workshop. Street frontage and parking.

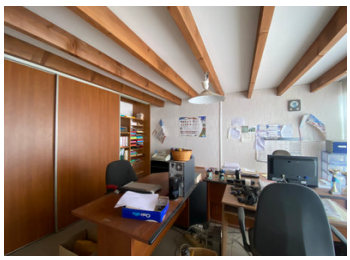
EXCLUSIVE











INFORMATION

Town:	**Culan**
Department:	**Cher**
Bed:	**0**
Bath:	**0**
Floor:	**0 m2**
Plot Size:	**585 m2**

IN BRIEF

A very large 320m2 footprint open commercial space suitable for many types of enterprise with integrated office area.

Large parking space in front of the building suitable for multiple vehicles.

The open space also has large racks for storage of materials and was previously used as a facility for a roofing company.

The office offers glazed frontage with direct access suitable for a customer entry area separated from the workshop/warehouse.

On mains drains and with separate toilet and sink facilities to the rear.

Sure to appeal to those searching for a ready made large workshop, garage and office to start trading

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

null

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

LOCAL TAXES

Taxe foncière: **489 EUR**

NOTES