LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47762NIL09 Price: 82 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (75 000 EUR without fees)

Agricultural building 190 m and 1 hectare of agricultural land – ideal for a market gardening project









INFORMATION

Town:	Les Bordes-sur-Arize
Department:	Ariège
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	10514 m2

IN BRIEF

This agricultural property comprises a 190 m² agricultural building and approximately 1 hectare of agricultural land located 300 metres away. It would suit a market gardening project or any activity requiring storage space and agricultural land.

The building stands on a 328 m² plot in an area designated for development. It is in very good condition, with a new steel sheet roof, and provides useful covered storage for equipment, vehicles or an agricultural operation. The plot is not currently serviced; the electricity network is nearby and the water supply runs in front of the property. Connections may be possible depending on the project and applicable regulations.

The approximately 1 hectare of agricultural land is maintained and not overgrown, with a gentle slope, good exposure and a stream along its edge.

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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DESCRIPTION

This agricultural property is well suited to a market gardening project or any activity requiring a storage building and available agricultural land. It comprises a 190 m² agricultural building and approximately 1 hectare of agricultural land located around 300 metres away.

The building is set on a 328 m² plot in an area designated for development. It is in very good condition and has a new steel sheet roof. It provides substantial covered space for storing equipment, vehicles or for the needs of an agricultural operation. The plot is not currently serviced; the electricity network is present nearby and the water supply runs in front of the property, with a connection potentially possible depending on the proposed project. The development zoning also provides scope for future possibilities, subject to the planning regulations in force.

The approximately 1 hectare of agricultural land is located around 300 metres from the building. It is maintained and not overgrown, with a gentle slope. The land benefits from good exposure and borders a stream.

For further information about your project or to arrange a viewing, please contact me.

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

NOTES