LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48581DIV30 Price: 550 000 EUR

agency fees to be paid by the seller

Saint-Ambroix (GARD) Large property comprising commercial premises and 4 residential units















INFORMATION

Town:	Saint-Ambroix
Department:	Gard
Bed:	5
Bath:	4
Floor:	240 m2
Plot Size:	1190 m2

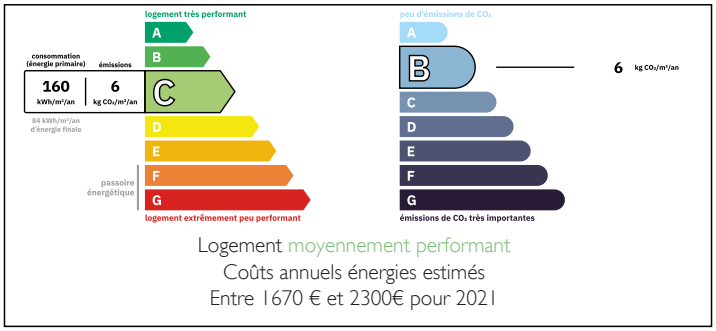
IN BRIEF

Exceptional property for sale in Saint-Ambroix – Gard, Southern France

Versatile 240 m² property in the centre of Saint-Ambroix, comprising a large commercial space, a three-bedroom flat, two one-bedroom flats and a studio. The property also features a garage, covered parking spaces, a fully enclosed garden of 150 m², an outdoor kitchen and double glazing throughout.

Ideal for investors or entrepreneurs, offering numerous opportunities to combine living, working and letting under the southern French sun.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1670 € et 2300€ pour 2021

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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NOTES

DESCRIPTION

UNIQUE PROPERTY INVESTMENT IN SAINT-AMBROIX – GARD, SOUTHERN FRANCE

240 m² of living space – commercial premises, several flats, garage, covered parking spaces and an enclosed garden

An exceptional property offering a wealth of opportunities for entrepreneurs, investors and private individuals wishing to combine living and working under the southern French sun.

Located in the centre of Saint-Ambroix, in the Gard department, this versatile property offers a total living area of 240 m². Thanks to the combination of a large commercial space, several residential units, a garage, covered parking spaces and a fully enclosed garden, this property presents a particularly attractive opportunity.

A VERSATILE PROPERTY OF 240 m²

The property comprises:

· A large commercial space, ideal for a shop, office, showroom, practice or other professional activity.

· A spacious three-bedroom flat, suitable as a comfortable family home.

· Two one-bedroom flats, each with the potential to be let separately.

· A studio, ideal as additional living space or a rental unit.

· A garage, practical for a vehicle, storage or equipment.

· Covered parking spaces, offering extra protection for vehicles.

· A fully enclosed garden of 150 m², offering privacy