LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48609REC16 Price: 68 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (62 000 EUR without fees)

Former garage comprising three storage buildings, an office, a kitchen, a shower room with WC, land 4320 m

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Laprade
Department:	Charente
Bed:	0
Bath:	1
Floor:	258 m2
Plot Size:	4320 m2

IN BRIEF

Ideally located on a busy road between Saint-Aulaye (24) and Saint-Séverin (16), close to the popular tourist village of Aubeterre-sur-Dronne, this 270 m² commercial property offers excellent potential for a variety of business ventures and commercial activities.

A mechanical workshop, storage facility, boutique, shop, exhibition gallery, shared workspace, antiques, a family business or even a market gardening venture… The possibilities are endless! With the generous indoor and outdoor space this property offers, there is the room to bring your ideas and dreams to life.

The property comprises 3 former garages measuring 152 m², 76 m² and 30 m² plus a hangar- inspection pit, as well as a former 25 m² office with large glazed windows, a basic kitchen and a shower room with WC. There is also attic space above.

Outside, the property has a tarmac parking area and a 4,320...

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

Garage 1 – 152 m²
Garage 2 – 76 m²
Garage 3 - 30 m²
Hangar with inspection pit 16 m²

Office / Room – 25 m²
Basic Kitchen – 10.80 m²
Shower Room with WC – 6.43 m²
Attic Space

Electricity and water meters already installed on site.

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

NOTES