LEGGETT IMMOBILIER INTERNATIONAL

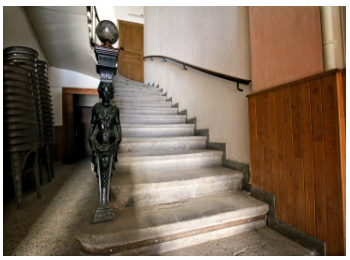
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Ref: A48630DIH30 Price: 203 300 EUR

agency fees included: 7 % TTC to be paid by the buyer (190 000 EUR without fees)

Impressive Character Property for Renovation with Exceptional Potential in the Heart of Saint-Ambroix (Gard)



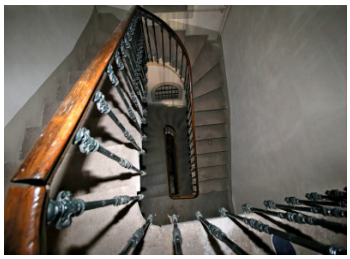












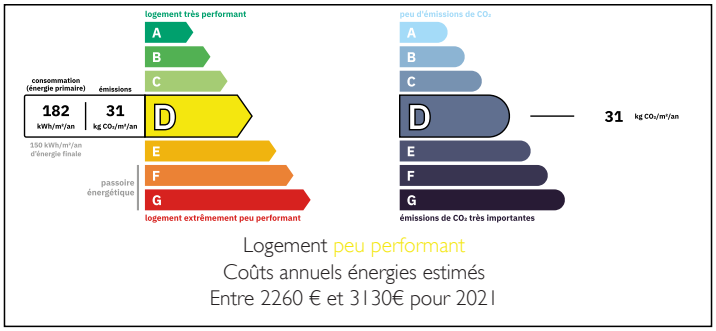
INFORMATION

Town:	Saint-Ambroix
Department:	Gard
Bed:	8
Bath:	3
Floor:	450 m2
Plot Size:	0 m2

IN BRIEF

Located in the heart of the charming town centre of Saint-Ambroix, in the Gard, this impressive character property offers exceptional renovation and investment potential. Arranged over three full floors and a partially developed fourth floor, the building benefits from generous spaces and authentic architectural features. There is potential to create up to six independent apartments, professional offices or a combination of residential and commercial accommodation. Features include a magnificent entrance, a beautiful natural stone staircase, a lift and additional space for technical installations. An exciting opportunity for investors and developers looking for a unique property with outstanding potential.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2260 € et 3130€ 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.

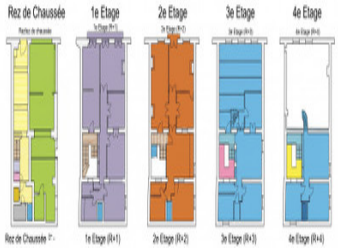
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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Impressive Character Property for Renovation with Exceptional Potential in the Heart of Saint-Ambroix (Gard)

A unique opportunity for investors, entrepreneurs and lovers of character properties!

Located in the heart of the charming town centre of Saint-Ambroix, in the Gard department, this impressive historic building offers generous living space, authentic character and an exceptional range of development opportunities.

The property comprises three full floors and a partially developed fourth floor. It offers the potential to create up to six attractive, independent apartments. Alternatively, it could be converted into multifunctional office or professional premises, ideal for doctors, solicitors, notaries or other professional services. A combination of residential and commercial use is also an attractive possibility.

A character property offering space, charm and outstanding potential!

An impressive entrance and authentic character
Access to the building is through a magnificent monumental entrance door, opening into a spacious central hallway. A beautiful natural stone staircase leads to the different floors, adding to the building's authentic charm and character.

On the ground floor, there is practical storage space, ideal for keeping bicycles, for example. The property also benefits from a lift providing access to the upper floors.
The partially developed fourth floor offers additional space for technical installations. The existing lift machinery is currently located here. There is also sufficient room to accommodate new technical equipment to bring the building up to modern standards, such as ventilation and air-conditioning systems or heat pumps (PAC).