LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43268LAL16 Price: 120 800 EUR

agency fees to be paid by the seller

Former nightclub, once a forge. This building would be ideal as a restaurant or a place to live. Green Périgor















INFORMATION

Town:	Combiers
Department:	Charente
Bed:	1
Bath:	1
Floor:	500 m2
Plot Size:	1763 m2

IN BRIEF

This interesting old building lies discreetly tucked awaydown its own drive. Peace and quiet are guaranteed here. It is to be found in a small village of 100 inhabitants but only 5 kms from Mareuil-en-Périgord with it's supermarket and all services and 6km from Charras in Charente. This property has a lot to offer, as it could be converted into a restaurant or could have commercial use.

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

Discotheque: 196.88m²
Adjacent building: Ground floor: Entrance hall: 17.49m². Lounge: 17.40m². Technical room: 107.60m². Bedroom: 26.55m². Toilet. Shower room: 2.53m² Gents' toilet:5.25m2.
There is also a field in front of the building that could be used for animals.

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

NOTES