

Land CHASSENEUIL SUR BONNIEURE

Price: €42 500 \*

Honorary Award Excluded: €38 000

\* Agency fees shall be borne entirely by the purchaser



## **DESCRIPTION** DU BIEN

INVESTMENT COMMERCIAL BUILDING PLOT 3/4 ACRE ON INDUSTRIAL ESTATE PLANNING FOR TWO BUILDINGS EDGE BUSY TOWN Large flat parcel of land of 3245m² (3/4 acre approx) in good location services very closeby alongside, recent NOV 2022 outline planning CU for two industrial buildings of 250m² each. The plot is on the edge of growing sought after town with amenities, recently in the area industrial buildings have been erected and covered in solar panels for a respectable return income from both rental income and income from selling the power back to EDF for very good price. The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated within short walk to the centre of the town of Chasseneuil sur Bonnieure 16260 a good size town with pretty much everything and less than an hour from two popular airports offering discount flights to and from the Uk,. Please contact us at J & S Immo for more details, we are an enthusiastic agency with our ear to the ground and here to help guide you through the purchasing process and beyond. J&S IMMO ESTATE AGENTS TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE UK 07902181489 Email agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS: 42,500 euros forfait 4,500 d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 38,000 euros

## LE BIEN EN DETAIL

Reference: 105JS16

Town: CHASSENEUIL SUR BONNIEURE

Transaction: Sales Type of property: Land

Price Including charges: €42 500 Land: 3245 m<sup>2</sup>



## **DIAGNOSTICS DPE-GES**



65 avenue de la république 16260 - CHASSENEUIL-SUR-BONNIEURE Tél. 05 45 68 05 50

