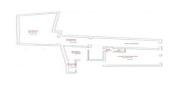


Great location and opportunity. Place Madeleine business premises with office and huge warehouse











INFORMATION

Town:	Béziers	
Department:	Hérault	
Bed:	0	
Bath:	0	
Floor:	135 m2	
Plot Size:	4 m2	

IN BRIEF

Right at the Place Madeleine and two steps from the famous market hall and the town hall, commercial walls of 135 m² consisting of a commercial premises of 43.79 m² with toilet and storage, an office of 15.78 m² with a courtyard of 4.42 m² and a large warehouse of 73 m². All on the ground floor. The whole property is currently used as a storeroom. But it could become a very nice shop with its own warehouse, or an office with training rooms. The possibilities are numerous. Great potential, renovation needed.





ENERGY - DPE

Bâtiment économe		Faible émission de GES	
≤ 50 A	kwh	≤ s A kg	
51 à 90 B		6 à 10 B	
91 à 150 C		11 à 20 C	
151 à 230 D		21 à 35 D	
231 à 330 E		36 à 55 E	
331 à 450 F		56 à 80 F	
> 450 G		> 80 G	
Bâtiment énergivore		Forte émission de GES	

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.

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



Ref: A15449

Price: 135 000 EUR agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:

483 EUR

DESCRIPTION

Right at the Place Madeleine and two steps from the famous market hall and the town hall, commercial walls of 135 m² consisting of a commercial premises of 43.79 m² with toilet and storage, an office of 15.78 m² with a courtyard of 4.42 m² and a large warehouse of 73 m². All on the ground floor. The whole property is currently used as a storeroom. But it could become a very nice shop with its own warehouse, or an office with training rooms. The possibilities are numerous. Great potential, renovation needed.

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

NOTES