


# NIORT – RARE 500 M² PROPERTY, RENOVATED FORMER INDUSTRIAL BUILDING A STONE'S THROW FROM PORT BOINOT / CENTER

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A39386MGA79 |
| PRICE | € 1,250,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 9 |
| BATHROOM | 8 |
| ACCOMMODATION | 500 m² |
| LAND | 799 m² |
| TOWN | Niort |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Maison, Family Home |
| CONDITION | |
| FEATURES | Mains Drains, Garage, Well |

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
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- renovated
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Located in a quiet and sought-after neighborhood of Niort, a few steps from the banks of the Sèvre Niortaise river, this renovated former tannery enjoys a privileged location, just a 10-minute walk from the city center. The famous Les Halles market, recently voted the most beautiful market in France, fully embodies the local art of living.



# DESCRIPTION

Steeped in history, this exceptional property is believed to have been built in 1858. Formerly an iconic tannery and part of Niort's industrial heritage, it has been carefully renovated to offer a rare property covering approximately 500 m², organized around two separate living spaces, each with its own independent entrance.

The garden-level apartment

Accessible on one level, this first space charms with its warm and authentic industrial atmosphere. The glass roofs of the former offices have been preserved and enhanced by a quartz-polished concrete floor, giving the space character and modernity.



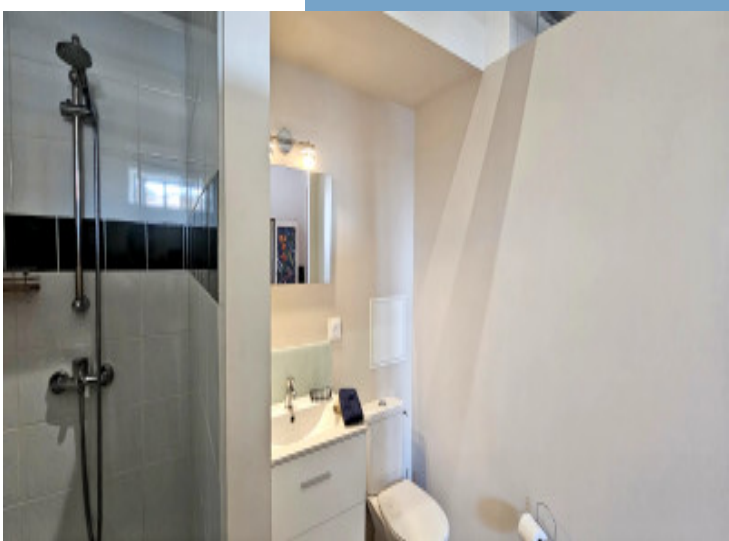
The entrance opens onto a large, bright living room of approximately 1,140 sq ft, comprising a fitted kitchen, a living room, and a lounge area.
The sleeping area offers two bedrooms (approximately 21.70 m² and 22 m²), an office, a bathroom with toilet, and a dressing room.

Adjacent to this is a 230 m² workshop area, equipped with a toilet, offering remarkable potential for a variety of projects: extension of the living space, creative space, gallery, offices, or professional use.

Outside, a landscaped area naturally extends the living room, inviting you to make the most of sunny days.

The ground floor living area

Accessible via an external staircase or from the inside via a hallway with stairs, this level has a loft-like atmosphere, characterized by beautiful volumes and fluid circulation.



The spacious and welcoming entrance hall leads to a well-balanced 96 m² living a...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39386MGA79

COMPLETE FILE AND PHOTO ON REQUEST

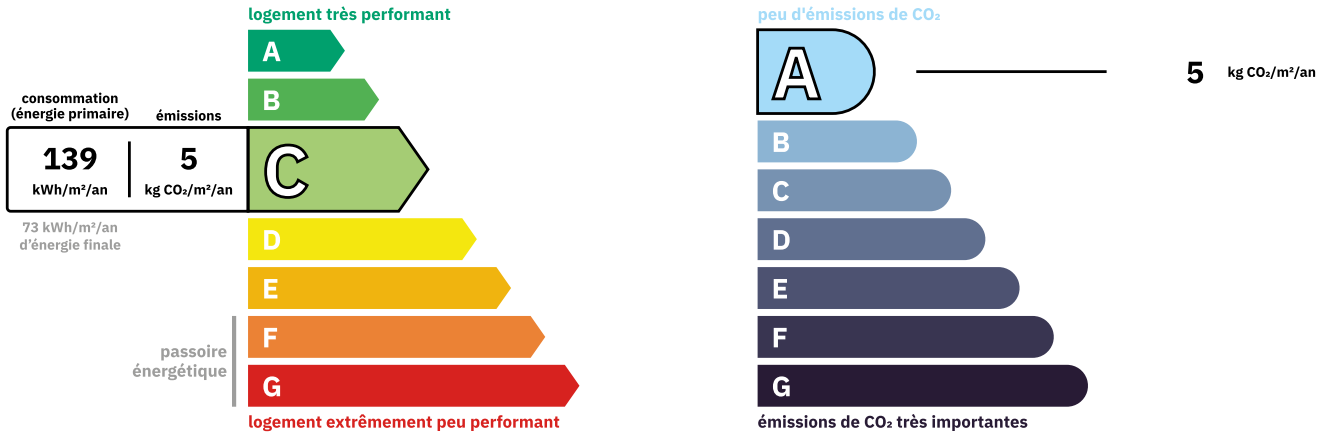
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 4110 € and 5590€ for 2021

# NOTICE

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# CONTACT

Réf :A39386MGA79
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LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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