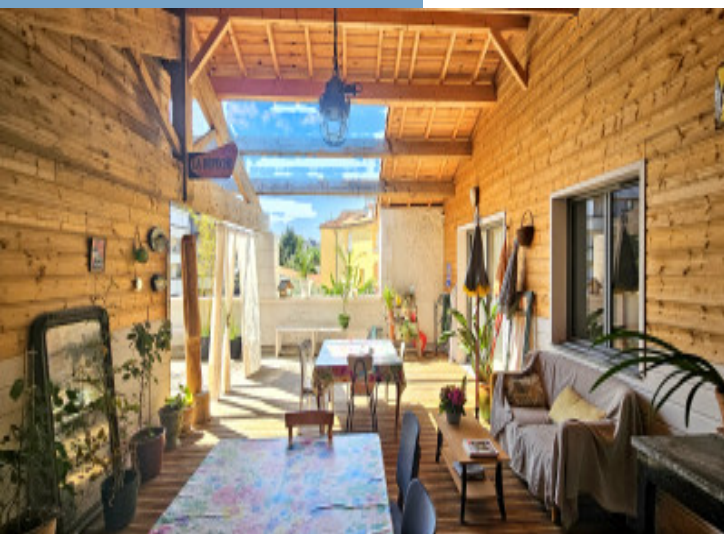




NIORT – RARE 500 M² PROPERTY, RENOVATED FORMER INDUSTRIAL BUILDING A STONE'S THROW FROM PORT BOINOT / CENTER

NIORT – RARE 500 M²
PROPERTY, RENOVATED
FORMER INDUSTRIAL
BUILDING A STONE'S
THROW FROM PORT
BOIN...



PROPERTY FACT FILE	
REFERENCE	A39386MGA79
PRICE	€ 1,250,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	500 m ²
LAND	799 m ²
TOWN	Niort
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Mains Drains, Garage, Well
<small>*Price based on current exchange rate which is subject to change</small>	



- renovated



NIORT – RARE 500 M² PROPERTY, RENOVATED FORMER INDUSTRIAL BUILDING A STONE'S THROW FROM PORT BOIN...

Ref : A39386MGA79

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

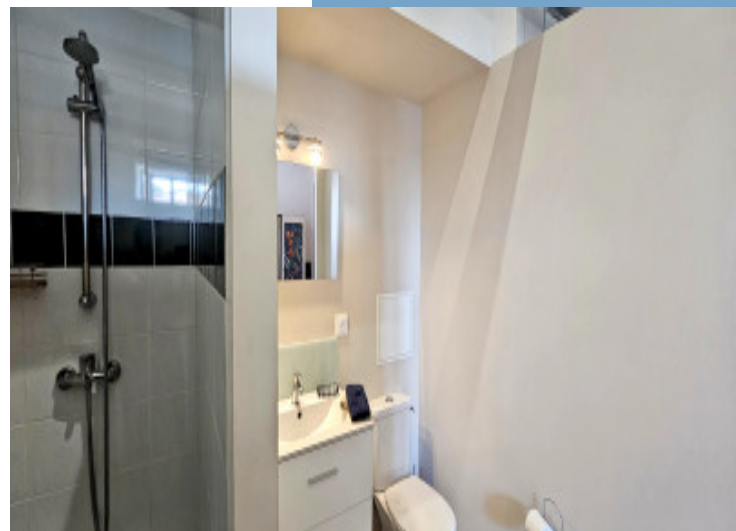
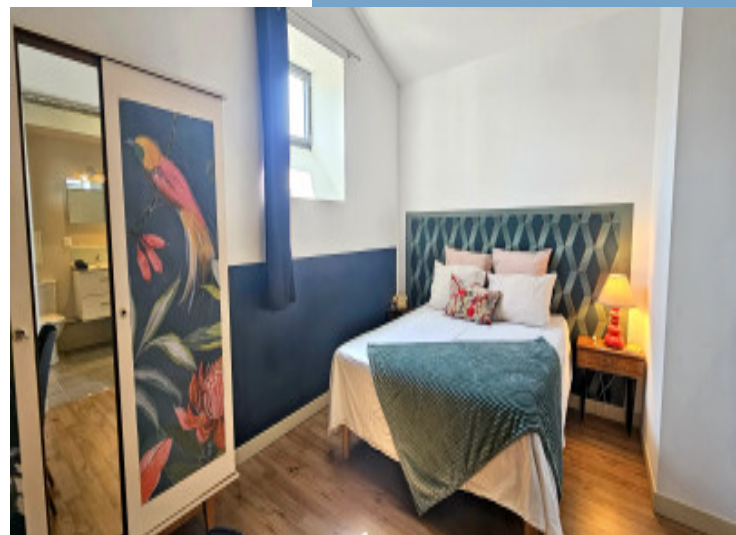
Accessible via an external staircase or from the inside via a hallway with stairs, this level has a loft-like atmosphere, characterized by beautiful volumes and fluid circulation.

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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

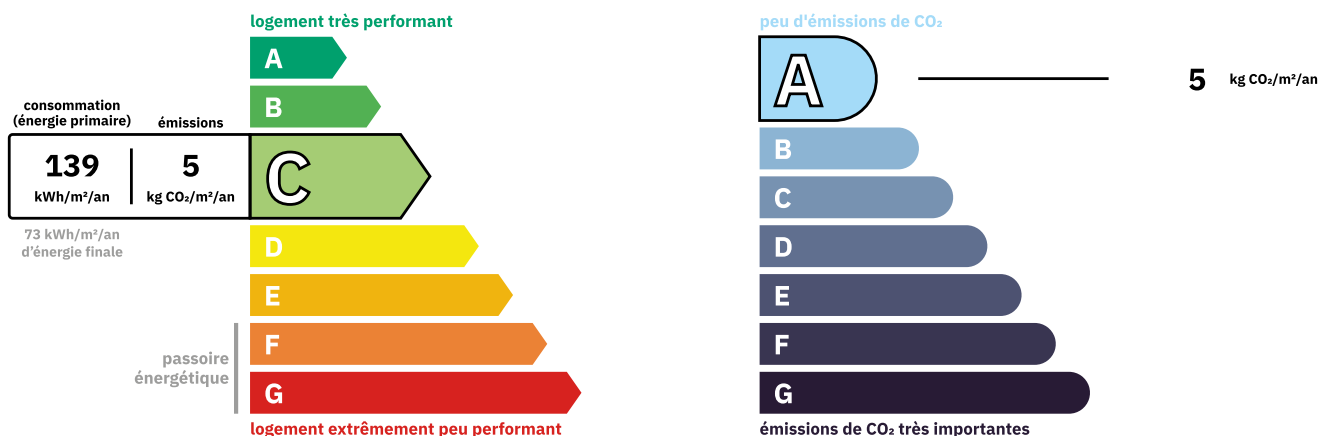
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ENERGIE-DPE

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



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

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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