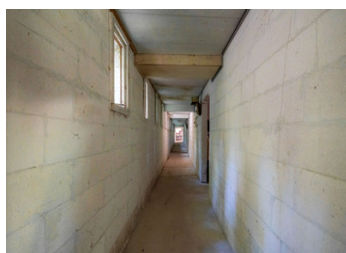
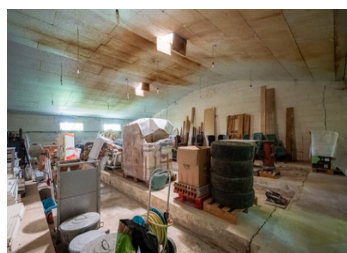
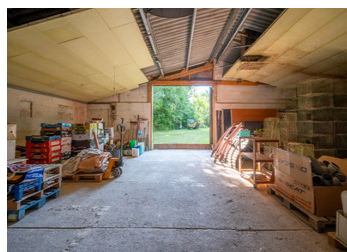


600m storage building set on 4472m of woodland.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	600 m2
Plot Size:	4472 m2

IN BRIEF

Large storage building of approximately 600 m² set on 4,500 m² of wooded land.

Former rabbit farm situated in a peaceful, secluded location, sheltered from view yet not isolated, this building could suit a variety of projects. Constructed from SIPOREX cellular concrete, it comprises 5 compartments of approximately 110 m² each, connected by a 50 m² central corridor.

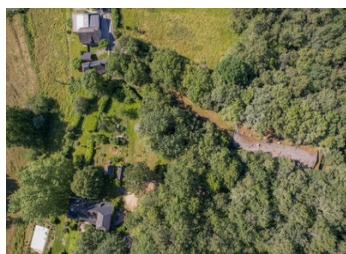
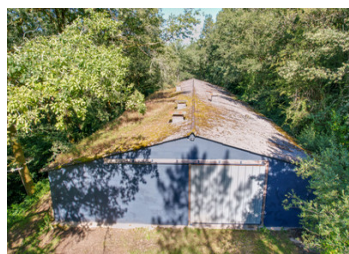
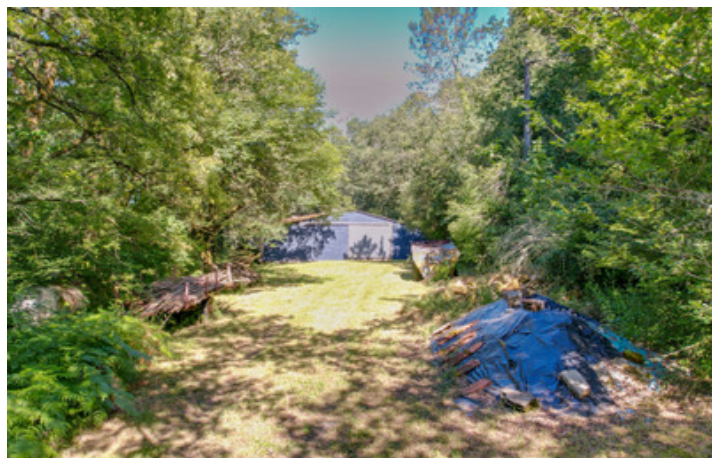
The property is serviced, with water and electricity meters already in place.

The first compartment has a large entrance suitable for accommodating large vehicles (L 8.5 m x H 3.1 m).

The building cannot be converted into residential accommodation or used, even partially, for self-storage rental.

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.



DESCRIPTION

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The premises could be particularly suited to indoor production activities such as shiitake, Lion's Mane, button mushrooms, CBD, etc., subject to the necessary permissions.

Please contact us to discuss your project and assess whether the property is suitable for your intended use.

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

NOTES