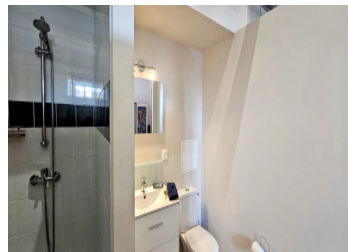
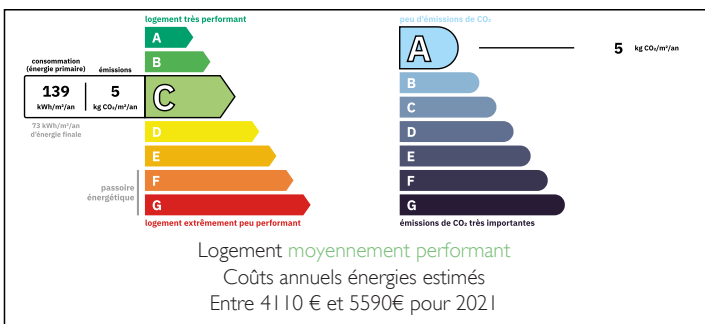


Niort – Rare 500 m² property, renovated former industrial building a stone's throw from Port Boinot / center



ENERGY - DPE



INFORMATION

Town:	Niort
Department:	Deux-Sèvres
Bed:	9
Bath:	8
Floor:	500 m ²
Plot Size:	799 m ²

IN BRIEF

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.

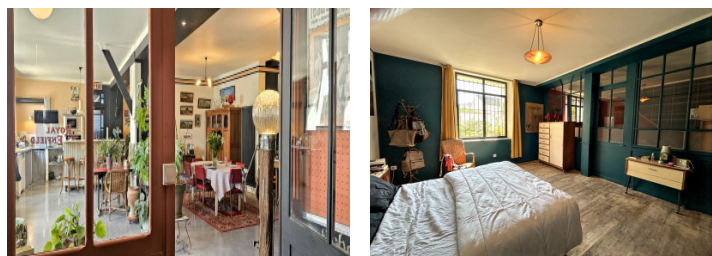
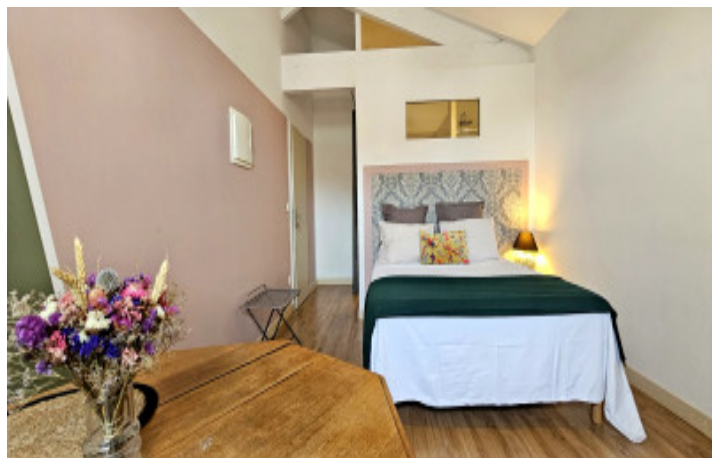
A dynamic and attractive city, Niort offers all shops and services, free transportation, self-service bicycles, and a TGV station connecting Paris in 2 hours.

Developed on two connecting levels, the property charms with its spaciousness and unique character. On the garden level, a 1,850 sq ft (175 m²) living space opens onto a terrace with an industrial aesthetic, extended by 2,475 sq ft (230 m²) of adjoining workshops, offering great potential for conversion.

On the ground floor, a spacious 3,510 sq ft (325 m²) living space...

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

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

LOCAL TAXES

Taxe foncière:	7000 EUR
Taxe habitation:	EUR

NOTES