

270 m Commercial Property in a Prime High-Visibility Location at the Entrance to Chabanaïs

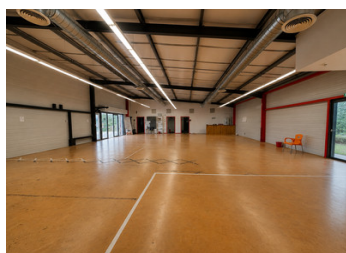


INFORMATION

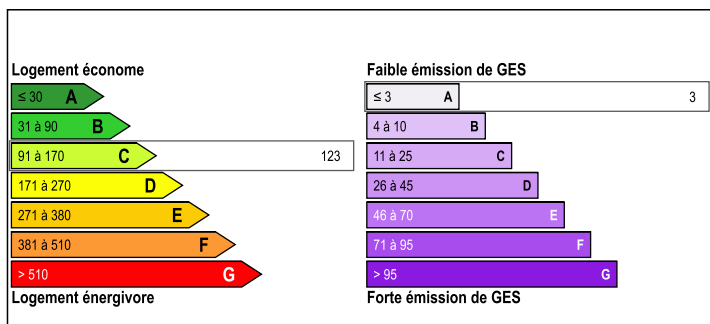
Town:	Chabanaïs
Department:	Charente
Bed:	0
Bath:	1
Floor:	297 m2
Plot Size:	2726 m2

IN BRIEF

Ideally positioned on one of the main access routes into Chabanaïs, this property enjoys exceptional visibility from the town's entrance roundabout and immediate access to the RN141 dual carriageway. Located adjacent to a major supermarket, it offers a strategic location for a wide range of commercial, retail, service, or professional activities.

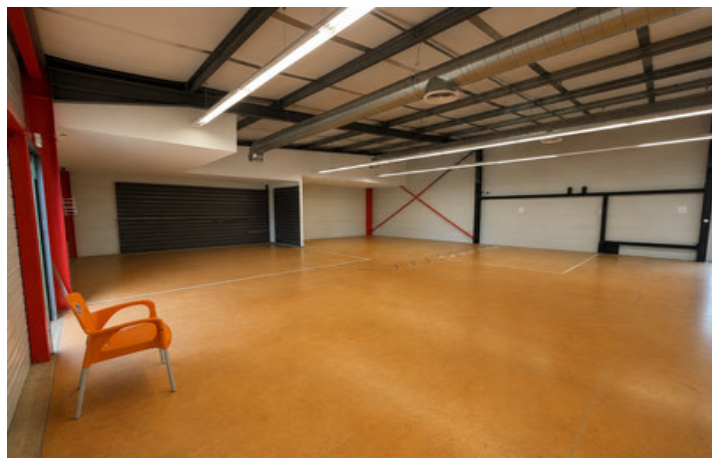


ENERGY - DPE



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

Built in 2010 and set on a 2,726 m² plot, the property also offers potential for future expansion.

The building comprises:

- Approximately 270 m² of commercial space;
- Two changing rooms, each equipped with two showers;
- One wheelchair-accessible restroom;
- An office of approximately 15 m²;
- A changing room with showers.

Key features:

- Reversible heat pump providing both heating and air conditioning, installed in December 2022;
- Fully compliant with accessibility (PMR) and current safety regulations;
- Multiple parking spaces located directly in front of the building for customers and staff.

Technical inspections and diagnostics were completed in August 2025.

This is a turnkey opportunity offering excellent exposure, easy access, and strong commercial potential in a highly visible location.

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

LOCAL TAXES

Taxe foncière: 570 EUR

NOTES