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

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PROPERTY FACT FILE

REFERENCE	A39386MGA79
PRICE	€ 1,250,000 £ 0* *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

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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.

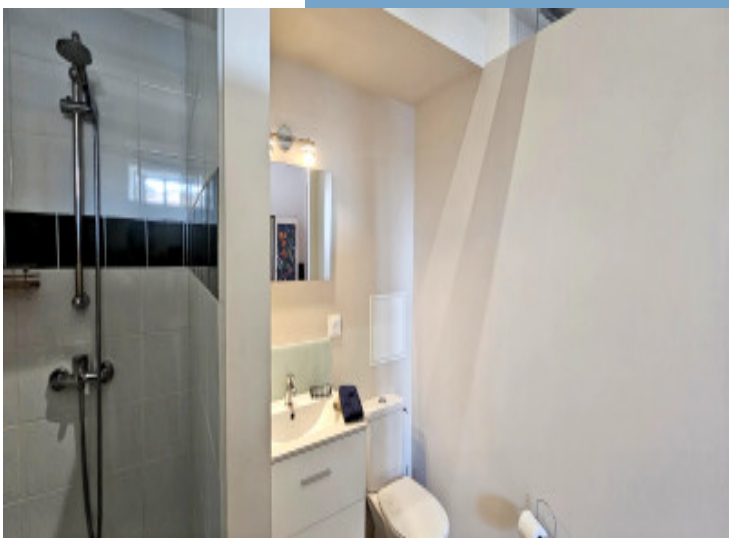
The entrance opens onto a large, bright living room of approximately 1,140 sq ft, comprising a fitted kitchen, a living room, and a lounge area.
The sleeping area offers two bedrooms (approximately 21.70 m² and 22 m²), an office, a bathroom with toilet, and a dressing room.

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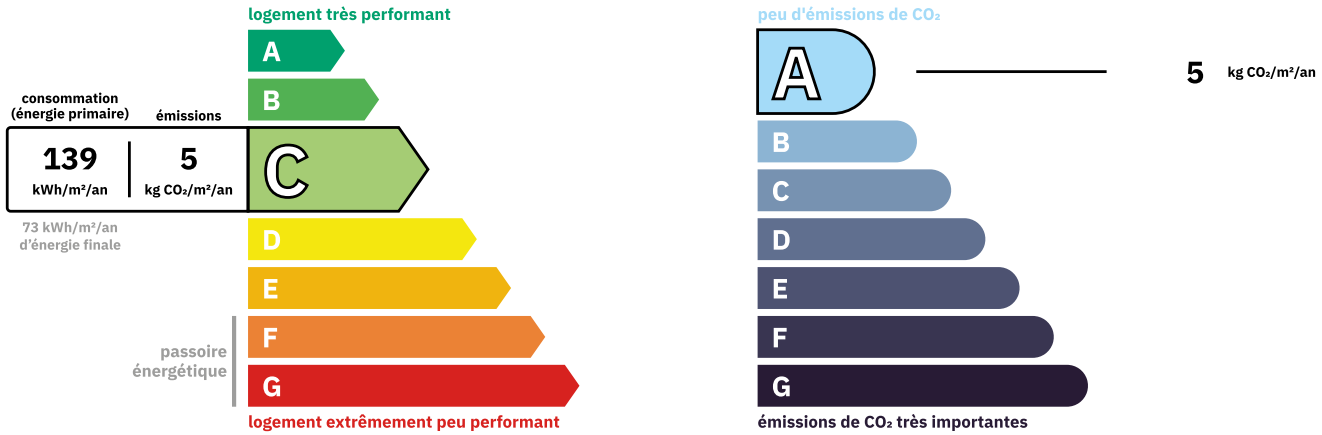
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

NOTICE

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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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