COLDWELL BANKER
EUROPA REALTY

La Teste-de-Buch 709 m²



SALE PRICE : 940 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Commercial activity building of 709 m², ideally located in the dynamic industrial and artisan business park of La Teste-de-Buch.

This property, offering significant potential for development, is perfectly suited to companies requiring large volumes and a substantial secure outdoor area of over 2,000 m² that can be developed.

The building comprises a warehouse/storage section with a floor area of 579 m² and a ceiling height that would allow the creation of an additional level. The other part, measuring 130 m², is devoted to individual offices, a communal room, sanitary facilities and a kitchen area.

UI zone regulations apply; significant remaining building rights; division of the building possible. Documentation available and quick viewings on request. We can assist you with industrial building professionals on this project.

EPC D (256)
GHG B (7)

Sale price: €940,000 including agency fees; the fees are payable by the seller.

For more information, contact Céline HARTENSTEIN
Independent Commercial Agent
RSAC No. 987 559 929 RCP No. 127 100 479
Find all our properties on IMMOBA

Information on the risks to which this property is exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Type de bien	Area:	709.0 m²

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 256

Greenhouse gas emissions (GHG) index: B 7

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr