



## LOCAL BUSINESS



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 162,661.94

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Jonzac  
ZIP code: 17500  
Posted: Jun 26, 2024

### Description:

Around Jonzac, 10 minutes from Mortiers in Charente Maritime, not far from the limit of Charente and 20 minutes from Gironde. Former professional premises with a total surface area of around 300 m<sup>2</sup> with poultry slaughterhouse section completely renovated which can be put back into operation by a professional wanting to set up for the same activity or something else. The premises are on a land area of approximately 2000 m<sup>2</sup> with very good volumes and spaces and as well as adjoining outbuildings including an office with premises, a hangar serving as a garage on an area of 140 m<sup>2</sup> and a lean-to. on the back. In addition, always at the rear possibility of being able to make extensions and this always adjoining the building. This has: the main entrance with roller shutter giving access to the part of the slaughterhouse with 2 cold rooms, a hallway opening onto the other access for the second part with a room where the 300 L water heater with softener is located, the brand new electrical panel with the 380 for large equipment, the office of 18 m<sup>2</sup> with its own entrance from the outside with electric heating and its 15 m<sup>2</sup> room for storage, a large kitchen with stainless steel sink with several elements left on site (hood, gas stove with propane burners, table, etc.), a clearance giving access to a garage and another room giving access to the toilet and a shower, Its technical side: all the openings are in double glazing and PVC, brand new building with floor space over the entire surface tiled, sanitation by all-water tank (non-compliant), water and electricity meters will be installed by the owner during the sale as well as the separation of the premises by a fence. Property tax 540? All interested parties, do not hesitate to contact me on 06 50 42 11 06. See you very soon. - EI Nathalie BOUILLAUD RSAC of Angoulême 843 751 074 - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



Built: 2019

### Common

Finished sq. ft.: 190 sq m

### Utility details

Heating Fuel: Electric

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/GKAD-T68507/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68507/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 388\_34591

