

825 000 €

Contact agency

F2C IMMO

600 route de froiderue

76450 Ourville en caux

06 50 65 84 72 / franck.caron@f2c-immo.fr

Professional

Surface : 550 m²

General condition : good condition

Features :

Etat Général : 'Bon...', Metal curtain, Box /

Garage, outdoor parking



154 Etretat

550 m2 business premises on a 719 m2 plot of land comprising a ground floor of 290 m2 on a concrete slab and a 1st level of 260 m2 (wooden floor). This property can be converted into a home according to the current PLU (Zone classification N* in this sector) after administrative procedures and authorization. Possible housing up to 9 meters from the roof drain. Access to delivery on the facade authorized by electric roller shutter (3 parking spaces possible). The recent roof made of steel trays is in good condition and has Velux. The electrical panel was redone 5 years ago. Regarding sanitation, this premises is equipped with a micro station. This privileged location at the gates of the city and 7 minutes walk from the beach is located in a green environment and offers quick access to road infrastructure. The amount of property tax is €1900. This property is offered to you by F2C immo at the price of €825,000 including agency fees. The fees are the responsibility of the purchaser, i.e. 10%. For all requests for information or visits, please contact Franck CARON on 06 50 65 84 72

Document non contractuel

02/05/2025 - Prix T.T.C