

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**Professional warehouse**

**Surface : 300 m²**



### Warehouse 8936 Pouilly-sous-Charlieu

Large 300 m² warehouse and adjoining apartment – Pouilly-sous-Charlieu Agence BBii exclusively presents, in the town of Pouilly-sous-Charlieu, a rare opportunity: A 110 m² residential house accompanied by a spacious 300 m² adjoining warehouse. An ideal property for a craftsman, entrepreneur, collector, or anyone looking to combine family life and work on the same premises. The warehouse Directly connected to the apartment, this large 300 m² space offers many possibilities: \* Workshop or storage area \* Garage for several vehicles \* Space for artisanal or professional activities \* Customizable layout to suit your needs The apartment, built on two levels, includes a bright living room with wood stove, equipped kitchen, a sunroom, two bedrooms, a bathroom with separate toilet, a dressing room, and an independent boiler room. Technical features \* Gas heating + wood stove (independent systems) \* Triple-glazed windows with electric roller shutters \* 380-volt electrical supply \* Sewer system with separators \* Facade renovated in 2014 \* Fiber optic for optimal digital comfort A small adjoining plot of land completes the property, perfect for relaxing or outdoor projects. Practical information \* Energy performance rating: Class D \* Sale price: €280,000 (fees paid by the seller) \* Quiet environment, close to amenities Contact For more information or to arrange a visit, please contact: Book your appointment directly through our online calendar: <https://calendar.app.google/BJLamemoMBZwCJv0> Agence BBii

Document non contractuel

04/09/2025 - Prix T.T.C



Your trusted Negotiator: Agence BBii Rhône, and Sa  
et: 95316539