



**Property type :** Commercial

**Location :** Sax

**Bedrooms :** 0

**Bathrooms :** 1

**Swimming pool :** Optional

**Garden :** Private

**House area :** 594 m<sup>2</sup>

**Plot area :** 1200 m<sup>2</sup>

- ✓ Mains Electric
- ✓ Mains Water
- ✓ Walking Distance To Town
- ✓ Walking Distance - Restaurant / Bar
- ✓ Fenced Plot

We are delighted to present this unique opportunity: a spacious warehouse of nearly 600 m<sup>2</sup>, ideally located on urban land with excellent motorway access. Thanks to its classification, the property can be converted to a private residence complete with a walled garden and pool, offering fantastic potential for those looking to create a bespoke home.

Set on a plot of approximately 1,200 m<sup>2</sup>, the property is officially registered as fully built, though the current layout includes a main warehouse of about 160 m<sup>2</sup>, additional outbuildings of about 30 m<sup>2</sup> including an exterior bathroom and utility areas, covered terraces of about 240 m<sup>2</sup> that could be transformed into further living space or extra outbuildings, and around 360 m<sup>2</sup> of open space within the boundary wall, ideal for creating a completely private pool and garden area.

Situated in a predominantly residential zone, the property offers an excellent environment should you wish to convert it into a home, allowing it to blend naturally with the surrounding neighbourhood. With mains water and electricity already connected, plus the convenience of being less than 1 km from the town of Sax, this could be the perfect foundation for your next home or renovation project.