

Commercial premises consisting of a shop with former bar/restaurant and living accommodation to renovate



INFORMATION

Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Ideal investment opportunity in the centre of a village with easy access to Limoges airport (45km). Walking distance to a bar/restaurant, boulangerie and pharmacie.



ENERGY - DPE

DPE blank.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

One long building in the centre of the village comprising -

Former bar/restaurant (To renovate):

Former bar/restaurant (no license) with storeroom and old kitchen.

Owners accommodation above with 3/4 bedrooms, wc and bathroom.

Convertible attic comprised of 3 rooms.

Shop:

Currently run as a shop/tabac which has a tenant until the end of 2020.

Storeroom for the shop

*The business for the shop is not being sold, it is just the buildings for sale.

** Can also be purchased together with ref I05734TSM16 and I05739TSM16

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES