

Commercial premises with 4 bedroomed appartement above. Business potential is huge !

EXCLUSIVE



INFORMATION

Town:	Brux
Department:	Vienne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	192 m2

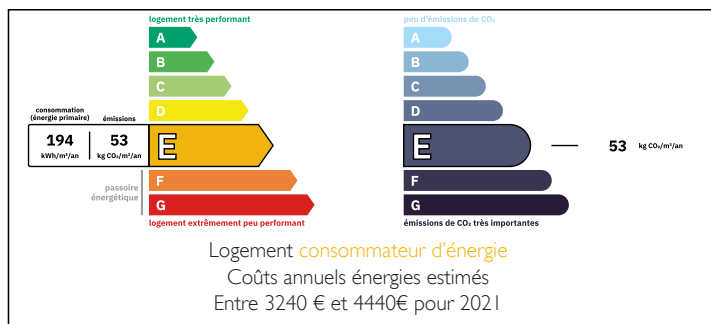
IN BRIEF

Bar / cafe/ restaurant - now closed, with four bedroomed appartement above situated between Couhé and Civray. Poitiers 45km for large stores, airport and train.

Why not open a café / book shop or craft rooms, the options are wide for this property, maybe even a B&B. If you are good a cook the area is crying out for a good restaurant and this could be run by a couple as it was in the past.

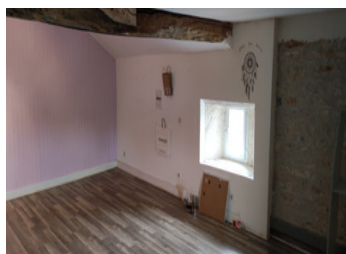
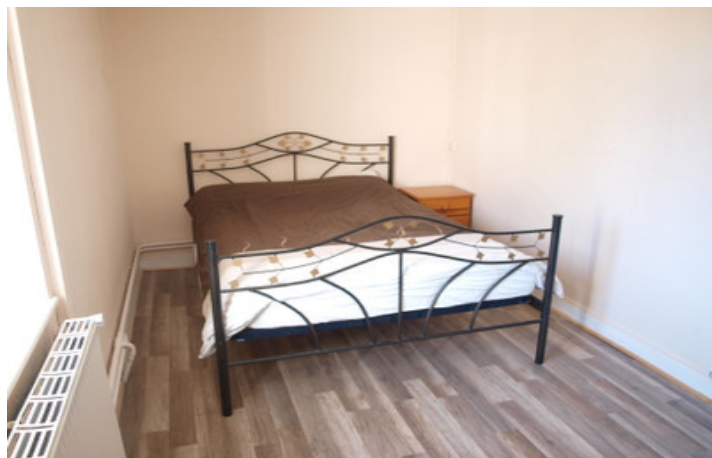


ENERGY - DPE



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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

Bar / Restaurant area 70m². Kitchen 18m².
Laundry/Store room 7m² Cellar 30m² Toilets 8m²
Store room 9m² housing the central heating oil tank

Accommodation 1st floor Lounge/Office 41m²
Bedroom 1 10m² Bedroom 2 12m² Bathroom 6m²
comprising corner bath, and wash basin WC 1.5m²

2nd floor Landing 7m² Bedroom 3 28m² Bedroom 4
12m² Bathroom 4m² comprising of shower, wash
basin and W.C. Loft 25m² suitable for storage.

This business enjoyed success for many years and
with the right owners, could once again open its
doors to a large client base...

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

LOCAL TAXES

Taxe foncière: 742 EUR

Taxe habitation: EUR

NOTES