

Combined opportunity : commercial ground floor with 2 residential floors, lively village 15 min from Tours



INFORMATION

Town:	Montbazon
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	174 m2
Plot Size:	25 m2

IN BRIEF

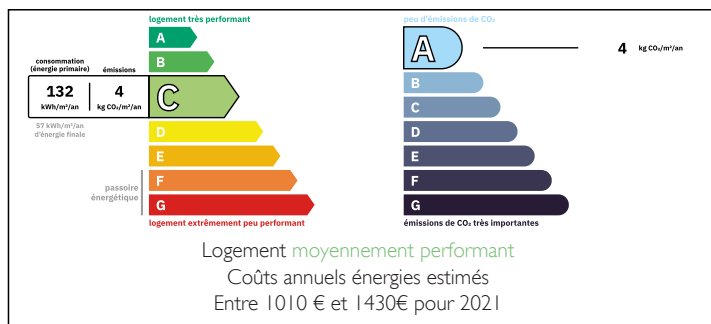
Excellent opportunity to combine business & residence in a beautiful dynamic village! Entire building for sale with a commercial ground floor (business/shop/restaurant) and two residential floors, currently two separate apartments.

The charming village is located in the Loire Valley with local shopping facilities and services (bakery, post office, restaurant, primary school, small food market...) The train station and bus routes connect people easily to Tours and cities near by.

The property offers a great commercial space of 55m² with two beautiful show windows offering a good visibility for a business. The first floor currently comprises 2 bedrooms, kitchen/diner, sitting room and bathroom with a separate WC for a total of 56m². The second floor offers a further apartment under the eaves comprising kitchen/dining space, sitting room, shower room with WC and a bedroom.



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The charming village is ideally located in the Loire Valley and offers all the necessary shopping and local facilities (bakery, post office, restaurant, primary school, small food market...). With train station and bus routes facilitating access to Tours.

The place offers a wonderful opportunity to fulfill all business and investors projects : located in the heart of the village.

The property offers nice volumes and opportunities to create touristic, commercial or business projects.

In details :

- groundfloor : 55m² divided into 3 areas, with a great visibility over the street (was a hairdresser)
- 1st floor: 3 bedrooms (12m² & 18m²), 1 kitchen (12m²), 1 bathroom (4m²) and a WC
- 2nd floor: 1 studio of 56m², one part is still to renovate but the other part can already be habitable.

Ideally located for investors and professional projects :

- Tours airport : 30min
- Highway A10 (to Paris/Bordeaux) : 10min
- Famous Château of Chenonceau : 30min
- Wine domains, caves, touristic spots, trails : less than 10min all around the village

The Loire Valley is well known for its châteaux, villages made of Tuffeau stone, touristic trails as the Loire à Vélo and winery tours.

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