

## Sale of a building of 248 m2 on a land of 1692 m2

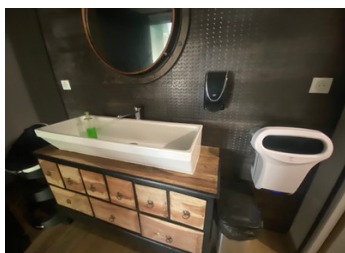


## INFORMATION

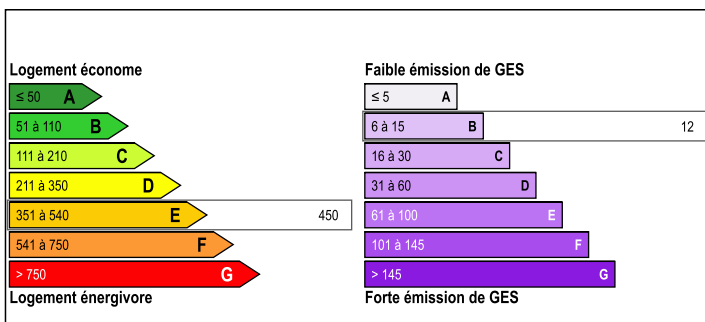
Town:	Archiac
Department:	Charente-Maritime
Bed:	0
Bath:	1
Floor:	248 m2
Plot Size:	1962 m2

## IN BRIEF

Sale of a 248 m<sup>2</sup> building with 1,692 m<sup>2</sup> of land, ideally located in the municipality of Archiac, comprising a bar-restaurant business on the ground floor, currently in operation and generating rental income, and an upper floor in need of renovation. This house offers the opportunity to create rental apartments on the upper floor or a loft, with the commercial rent providing a monthly income.



## 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.



## DESCRIPTION

Real estate investment in Archiac between Barbezieux and Cognac. The property consists of a first floor of 113.41 m<sup>2</sup> with a bar-restaurant in activity with rent fully equipped with 2 rooms, functional and new kitchen, sanitary and a floor of 134.81 m<sup>2</sup> to continue to renovate either in 2 studios or in large apartment. The work has already been started, plumbing, double glazed windows, plasterboard and the roof is in good condition. Some materials are invested and waiting to be installed. Access to the independent floor through a private entrance and parking.

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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