

## Local de Commerce with housing possibility

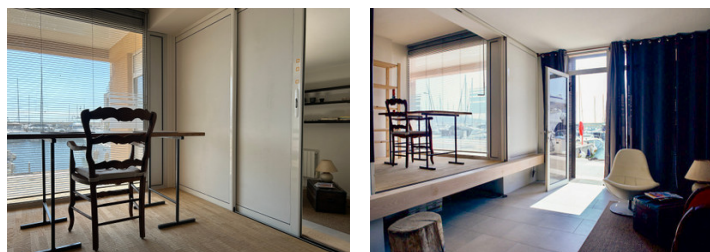


## INFORMATION

Town:	Bormes-les-Mimosas
Department:	Var
Bed:	0
Bath:	1
Floor:	45 m2
Plot Size:	0 m2

## IN BRIEF

An a-typical business premises in the harbour of Bormes les Mimosas. Ideally for an entrepreneur, who is related to the maritime sector.

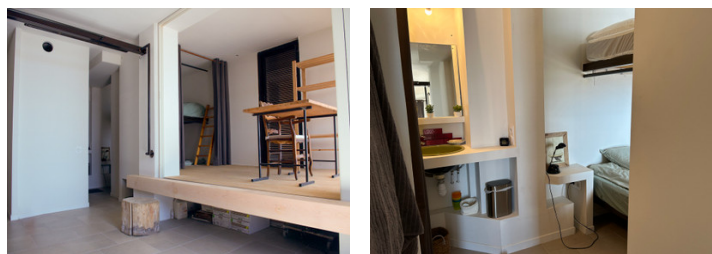


## ENERGY - DPE

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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

This business premises, ideally located at the Quai d'Honneur in the harbour of Bormes les Mimosas is perfect for anybody, whose business is related to the maritime sector.

Recently refurbished, the premises consist of:

- an office corner which can be separated from the rest of the premises by two sliding doors and with a second entrance, which allows to welcome clients in all peace and quietness.

- a living area, inspired by the interior of a boat to optimise the available space, including an equipped kitchenette, a bathroom (shower, toilet and washbasin) and a cabin.

Storage space has been created, by elevating the office corner slightly.

The premises is facing east with sunshine in the mornings, but shade in the warmer afternoons. The direct view on the harbour will please anyone working in the maritime sector.

Plenty of restaurants and a few shops are located in the harbour, which is situated in the "mer" neighbourhood of Bormes les Mimosas. Especially in the summer season this area is very lively with weekly markets and activities being organised for all ages and all sports.

The touristic attractions like the medieval village of Bormes les Mimosas, the Fort Bregançon are only a few miles away.

Les Îles d'Or: Port Cros, Porquerolles et Île de Levant can be seen from the Port where the premises is located and are a dozen miles away. The closest airport is Toulon-Hyères and the airports of Nice and Marseille are only a two-hour...

## LOCAL TAXES

**Taxe foncière: 601 EUR**

**Taxe habitation: EUR**

## NOTES