

Bakery with its stone house in the heart of the village



INFORMATION

Town:	Laplume
Department:	Lot-et-Garonne
Bed:	5
Bath:	1
Floor:	150 m2
Plot Size:	640 m2

IN BRIEF

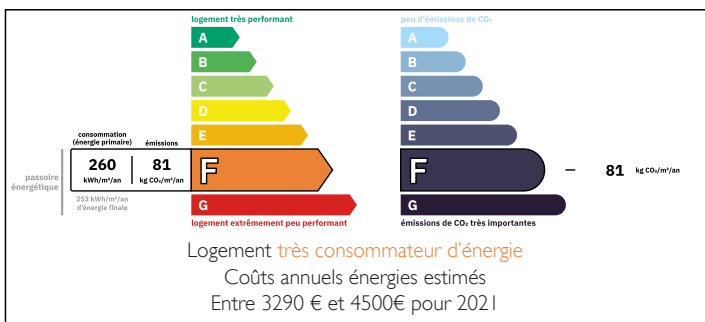
Would you like to open your own bakery? Well this is the perfect opportunity for you and the lovely 19th century stone house village house comes with it.

You will be in the heart of a lively village within walking distances to all amenities including a supermarket. Not far from the main town of Agen and the motorway that takes you to Bordeaux and Toulouse in approximately 1 hour.

Lots to do and visit in this region.

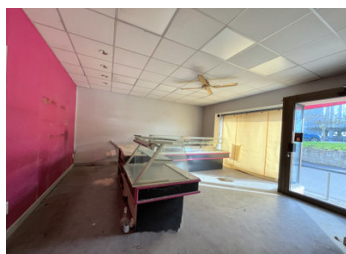


ENERGY - DPE



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:	1527 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

A very good investment business wise as the village and surrounding villages will come to buy, and a stone house to live in with beautiful views from its terraces and on some sunny days you can see the Pyrenees and it also comes with a garden, the whole on 640sqm of land.

The bakery offers:

The main store : 26sqm

The reserve : 9sqm

In the basement :

Pastry making room : 23sqm

A reserve : 24sqm

Bakehouse : 70sqm

Cold chamber : 7sqm

Storage : 23sqm

There is also a garage, changing room with shower and toilet, also an elevator for the pastries and bread to be taken upstairs.

The adjoining stone house will need some renovations but has a lot of potentials.

The house offers :

Main entrance : 13sqm

Living area : 25sqm

Kitchen with a chimney : 20sqm

Toilet : 1.70sqm

Bathroom : 7sqm

Shower room : 2sqm

Bedroom : 18sqm

Bedroom : 20sqm

Adjoining Bedrooms : 12 sqm each

Bedroom : 15sqm

The terrace : 70sqm appx.

The attic is the total surface of the house.

Information about risks to which this property is