

MODANE - empty commercial space on the main road opposite the train station

EXCLUSIVE

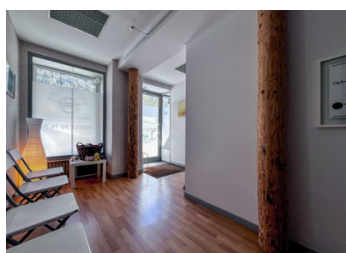
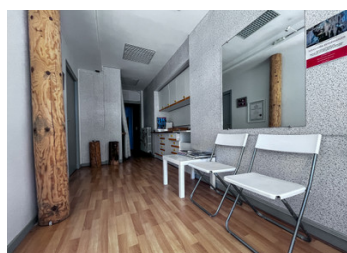
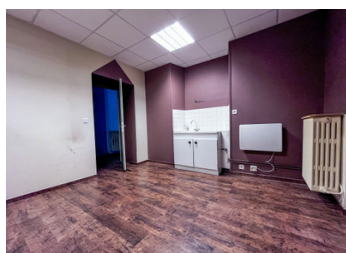
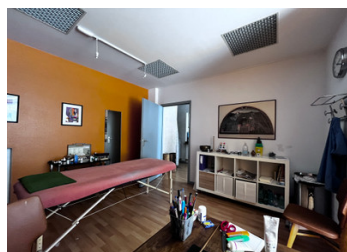


INFORMATION

Town:	Modane
Department:	Savoie
Bed:	0
Bath:	0
Floor:	69 m2
Plot Size:	0 m2

IN BRIEF

Create your own concept, choose your interior design and target your customers according to your specific needs in this empty commercial space of 69 m². Ideal location opposite Modane train station and on the main axis of the Maurienne valley. Premises on the ground floor of a small co-ownership building of 15 principle units. Configuration that would allow you to share the space by renting half for a more attractive profitability. More information and photos on demand.

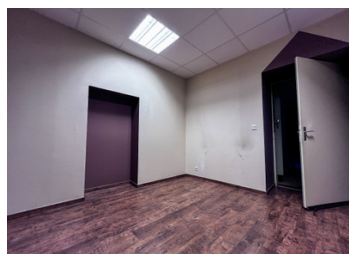
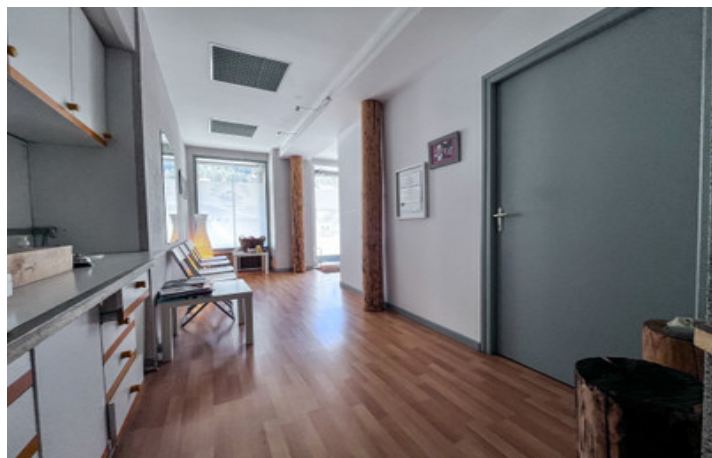


ENERGY - DPE

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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

Commercial space for sale directly opposite the train and bus station in Modane, on the main through road, of approximately 69 m² in a co-ownership building composed of 15 main units (shops, offices + apartments).

The space is made up of 3 rooms ;

- one of 17 m² with shop window display
- one of 10 m²
- one of 11 m² with sink and an independent entrance.
- large waiting room
- WC
- 2 cellars for storage space

There is a second shop window in the waiting room which along with an independent entrance to the second largest room, would easily allow the space to be shared/ rented to a second business.

Co-owned building of 29 units

Provisional annual charges: 292€

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

LOCAL TAXES

Taxe foncière: 966 EUR

Taxe habitation: EUR

NOTES