

## Growing tyre business near Chateauponsac with workshop and inventory



## INFORMATION

<b>Town:</b>	<b>Balledent</b>
<b>Department:</b>	<b>Haute-Vienne</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>90 m2</b>
<b>Plot Size:</b>	<b>129 m2</b>

## IN BRIEF

Do you have an interest in large agricultural machines and colourful country characters? Do you enjoy working for yourself and choosing your hours? This could be the business for you.

Tyre business for sale with inventory, machinery, vehicle and fully equipped workshop. Two contracts in place with local councils, established local clientele which is growing. Training and introductions can be provided by current owner.

When it's time for a break you are situated less than 5 minutes from the historic town of Chateauponsac, you'll have access to cafes, a supermarket, village market, and a gas station. Additionally, within 10 minutes, you can explore the natural park walks, summer beaches, water sport lakes, and the swimming pool at Saint-Pardoux-le-Lac. If you're looking for more city amenities, Limoges is just a 30-minute drive away, featuring an international airport.



## ENERGY - DPE

DPE not required.

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

Are you passionate about large agricultural machines and vibrant country life? Do you dream of working for yourself with the flexibility to choose your hours? This thriving tyre business is the perfect fit for you!

Offering a comprehensive package that includes valuable inventory, modern machinery, a vehicle, and a fully equipped workshop (100m<sup>2</sup>), this business is already on a solid foundation with established contracts with local councils and a growing clientele.

Designed with efficiency in mind, this workshop operates on low overhead costs and is powered by a generator, with all equipment being less than three years old. The current owner is ready to provide essential training and personal introductions to ensure a smooth transition.

Enjoy the fruits of your labour while working just three days a week, with ample room to expand your services beyond tyres to include other repairs. When it's time to unwind, you're less than five minutes from the charming historic town of Chateauponsac, where you'll find delightful cafes, a supermarket, a vibrant village market, and a convenient gas station.

A lovely renovated house with additional barn is available for separate purchase under Leggett REF A32724ATM87.

For those who love the outdoors, explore the stunning natural park walks, summer beaches, and water sports lakes at Saint-Pardoux-le-Lac, just a short 10-minute drive away. If you crave more urban amenities, Limoges is a mere 30 minutes away, complete with an international airport.

Don't miss your chance to combine work and pleasure in this...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES