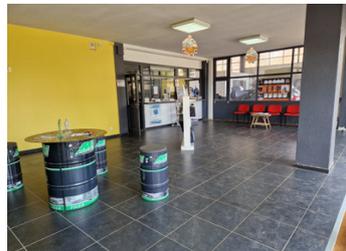


Business for sale - garage with service station located on a busy road.



## INFORMATION

Town:	Le Vigen
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m <sup>2</sup>
Plot Size:	3000 m <sup>2</sup>



## IN BRIEF

Ideally located on a busy road with a traffic of 13,000 vehicles per day, in the suburbs of Limoges, in Vigen (87110). The entire property is set on a 3,000 m<sup>2</sup> plot, which includes a service station. The establishment consists of a 1,000 m<sup>2</sup> building dedicated to repair, maintenance, and service activities. A 70 m<sup>2</sup> T3 apartment to be renovated completes the property, making it ideal for on-site housing. Possible to buy the walls with the business only.

## 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

This garage-service station offers an excellent opportunity for a buyer looking to take advantage of a high-potential location and a stable customer base. To be taken over with two employees already in place.

Building of 1,000 m<sup>2</sup>: including a workshop, office, and storage areas.

Parking: large capacity of 3,000 m<sup>2</sup>.

Equipment in good condition, including a tow truck.

Apartment: T3 of 70 m<sup>2</sup>, ideal for on-site accommodation.

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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