

## High-Potential Building in Argentan Suitable Retail & Residential Use



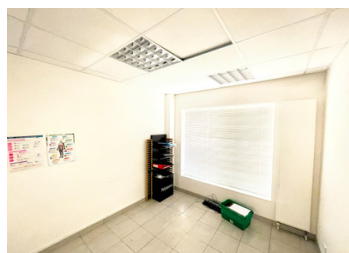
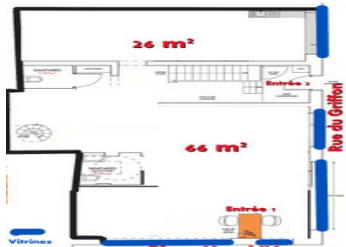
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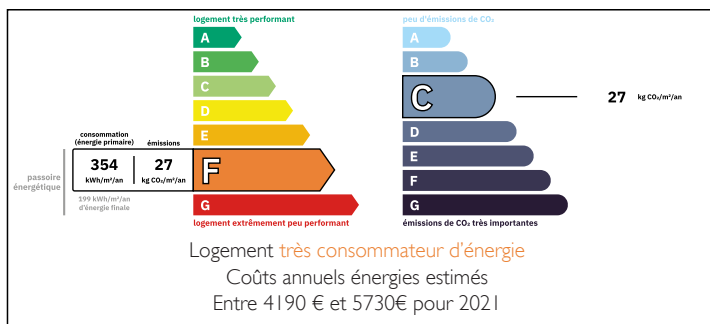
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## ENERGY - DPE



## INFORMATION

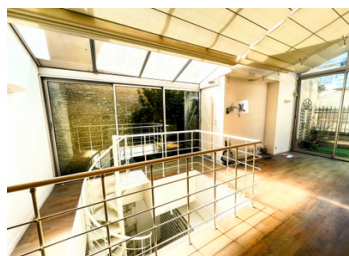
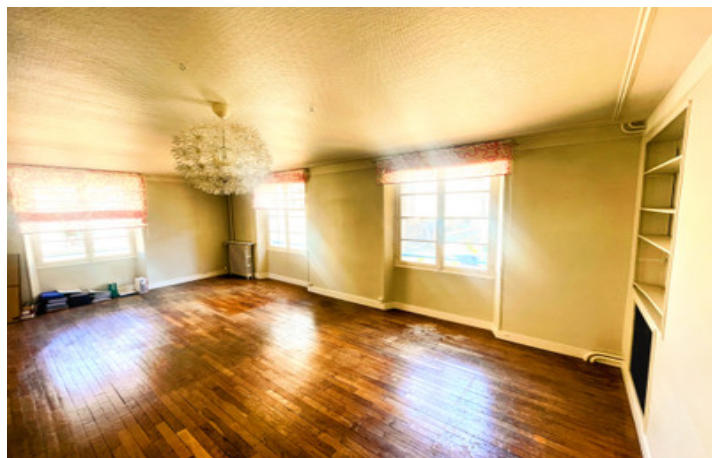
Town:	Argentan
Department:	Orne
Bed:	3
Bath:	1
Floor:	305 m2
Plot Size:	0 m2

## IN BRIEF

For sale: High-potential building in the heart of Argentan (Orne), approx. 350 m<sup>2</sup> plus basement (58 m<sup>2</sup>) and spacious terrace (26.8 m<sup>2</sup>). Multiple uses authorized: shop, restaurant, bar, hotel, or residential. Possibility to create several apartments. The ground floor (120 m<sup>2</sup>) includes two large rooms with shopfronts, air conditioning, kitchen, accessible WC, and dual access. Renovations needed. The upper floors feature bright rooms, kitchen, bedrooms, bathroom, laundry area, dressing room, and an attic to renovate. Basement houses the boiler. Connected to fiber, mains gas, and sewage. Excellent opportunity for investors or mixed-use projects.

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 habitation: EUR

## NOTES

## DESCRIPTION

FOR SALE – Building with Huge Potential in the Heart of Argentan (Orme, Normandy)  
Total floor area: approx. 350 m<sup>2</sup> + basement 58 m<sup>2</sup> + terrace 26.8 m<sup>2</sup>

Approved uses (by local authority):

Shop / Restaurant / Bar / Hotel

Residential: potential for multiple apartments

Ground Floor (~100 m<sup>2</sup>):

- Two large rooms (66 +26 m<sup>2</sup>) with 5 shop windows (Place Henri IV & Rue du Griffon)
  - Two separate entrances: one with video surveillance on Place Henri IV, one on Rue du Griffon
  - 5 display windows, some with protective grills
  - Air conditioning
  - WC (PMR compliant) + standard WC, kitchen, and water point
  - Two staircases: wooden & spiral
- Renovation needed: floors, partitions, electricals, cosmetic work

First Floor (~70 m<sup>2</sup>):

- Landing (3.5 m<sup>2</sup>)
- Kitchen (12.7 m<sup>2</sup>)
- Bright room with spiral staircase and access to terrace (15 m<sup>2</sup>)
- Parquet dining room (37.5 m<sup>2</sup>)
- WC with laundry space
- Terrace of 26.8 m<sup>2</sup>

Second Floor (~50 m<sup>2</sup>):

- Landing (7.6 m<sup>2</sup>)
- 3 bedrooms: 12.7 m<sup>2</sup> ; 10.1 m<sup>2</sup> ; 16.3 m<sup>2</sup> (with dressing)
- Bathroom (3.2 m<sup>2</sup>)

Third Floor (~39 m<sup>2</sup> + attic):

- Landing (3 m<sup>2</sup>)
- Bedroom with water point to renovate (9 m<sup>2</sup>)
- Attic of 27 m<sup>2</sup> with visible timber framework