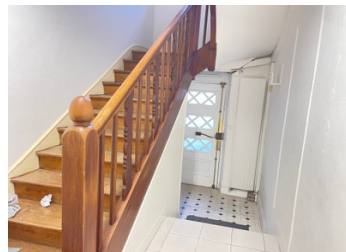
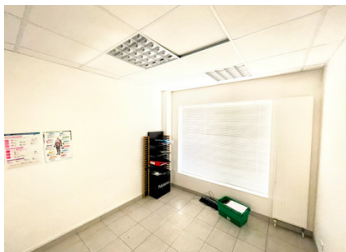


## High-Potential Building in Argentan Suitable Retail & Residential Use



## INFORMATION

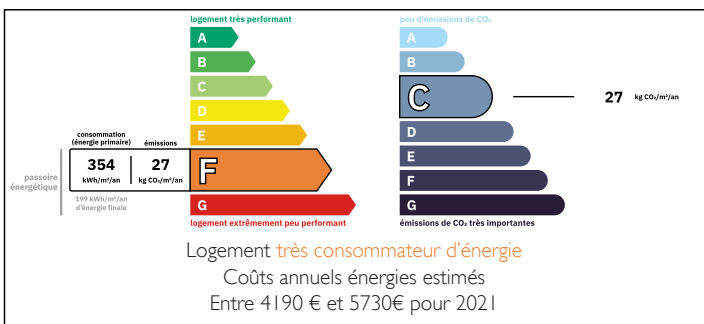
Town:	Argentan
Department:	Orne
Bed:	3
Bath:	1
Floor:	260 m <sup>2</sup>
Plot Size:	140 m <sup>2</sup>



## 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.

## 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.



## DESCRIPTION

FOR SALE – Building with High Potential in the Heart of Argentan (Ome)

Total surface area: approx. 350 m<sup>2</sup> + basement 58 m<sup>2</sup> + first-floor terrace 27 m<sup>2</sup>

Possible activities (subject to municipal authorization):

Retail / Shop / Restaurant / Bar / Hotel (Licenses III & IV); on the ground floor (and on the upper floors, subject to a declaration at the Town Hall).

Available support:

Financial & administrative: Connection with Argentan's city center manager (contacts with urban planning services, definition of future activities, and guidance toward partners: Chamber of Commerce, Chamber of Trades & Crafts, Federation of Artisans, etc.).

Interior architecture: Connection with an interior architect for future renovation and enhancement works, both exterior (shop windows, façades) and interior (customer reception areas, partitions, etc.).

Property description:

\*\*Ground floor (~100 m<sup>2</sup>) – Renovation required (flooring, partitions, electrical, decoration):

- Two large rooms (66 m<sup>2</sup> and 26 m<sup>2</sup>) with shop windows (Place Henri IV & Rue du Griffon).
- Two entrances: video-surveillance entrance on Place Henri IV + access via Rue du Griffon.
- 5 shop windows (some with security grills).
- Air conditioning installed.
- Restroom compliant with disability access standards + standard WC, kitchen, water point.
- Two staircases: 1 wooden & 1 spiral.
- Possibility of a terrace in front of the building.

\*\* First floor (~70 m<sup>2</sup>):

- Landing (3.5 m<sup>2</sup>).
- Kitchen (12.7 m<sup>2</sup>).
- Bright room with terrace access (15 m<sup>2</sup>).
- Spacious, light-filled dining room with parquet

## LOCAL TAXES

Taxe habitation: EUR

## NOTES