

Unmissable opportunity for business and rental income.

EXCLUSIVE



## INFORMATION

Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	70 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

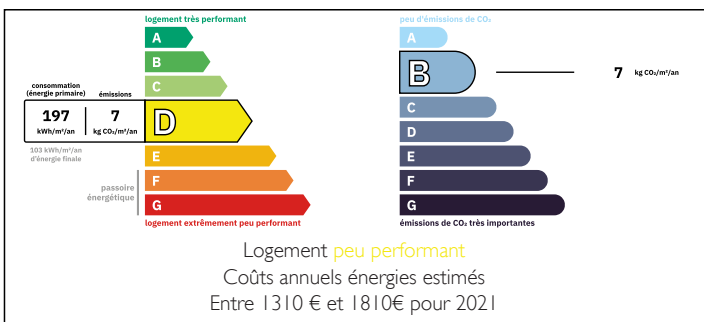
## IN BRIEF

Building located in a charming, dynamic medium-sized town, within walking distance of amenities: doctor, schools and colleges, bakery, bar, supermarket, vets, mechanics, etc. Close to Bressuire and Nueil-les-Aubiers, about 1 hour from Nantes and near a golf course. Numerous active associations ensure a friendly living environment. Ideal for an investor, rental and commercial use, for example as a restaurant.

Immediate income: two rents possible upon acquisition.

Commercial premises can be used according to your project: shop, service, restaurant, or separate rental.

## 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

A commercial space on the ground floor comprising:  
An entrance hall and reception area measuring 24m<sup>2</sup> with an access ramp for people with reduced mobility.

A dining room.( 37m<sup>2</sup>)

Toilets (6m<sup>2</sup>)

A storage area (2.5m<sup>2</sup>)

A lift shaft leading to a 51m<sup>2</sup> cellar.

An kitchen with toilet and access to the cellar( 18m<sup>2</sup>)

A separate entrance with a staircase leading to a 35m<sup>2</sup> studio apartment with shower and toilet on the first floor and a 35m<sup>2</sup> studio apartment with shower and toilet on the second floor.

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

## NOTES