

Bar-Tobacconist-Restaurant "turnkey" impeccable condition with 4-bedroom house, main road near Gisors



INFORMATION

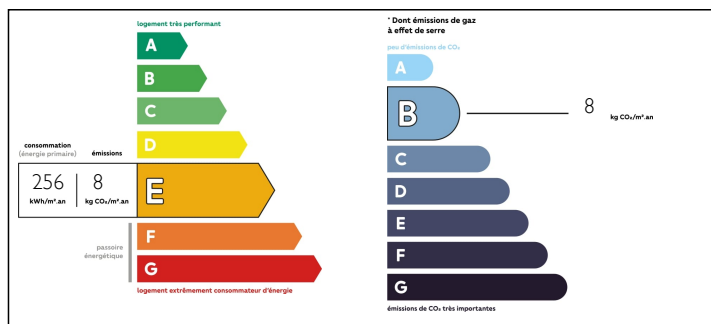
Town:	Courcelles-lès-Gisors
Department:	Oise
Bed:	4
Bath:	1
Floor:	223 m2
Plot Size:	1256 m2

IN BRIEF

In a pretty village near Gisors, on the border of Normandy in the Oise region, Leggett Immobilier International presents this very attractive business (premises & goodwill), ideally located on the Gisors -Giverny road. The business premises and the house have been completely renovated by the owners, so no work is required. Benefiting from a large adjoining car park and a well-established clientele, this Bar-Tobacconist and its 30-seat restaurant has good growth potential. The house, adjoining the business, has been renovated in a warm, modern style. It offers practical day-to-day living with its fitted and equipped open-plan kitchen, opening onto a large landscaped courtyard of over 180 m2. Ideal for family life with its 4 large bedrooms, one of which walk-through, it also offers the possibility of creating guest rooms. This property is located in a pretty, quiet village with elementary school, just a few minutes' drive from all the amenities of Gisors.



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.



LOCAL TAXES

Taxe foncière: 1350 EUR

NOTES

DESCRIPTION

BUSINESS

Business ready establishment, located on the Gisors - Giverny axis. Bar with licence IV, tabacconist, post office relay and grocery corner. Increasing sales revenue.

Restaurant with 30 seats and terrace, professional kitchen, customer WC with washbasin, storerooms. Total surface area of approx. 113 m2.

Heating by pellet stove. Boiler room in basement, 2 cellars. Large adjoining car park of approx. 570 m2.

RESIDENTIAL HOUSE, approx. 110m2

Ground floor

Entrance into a fitted and equipped kitchen/dining room of approx. 29m2 with a central island. This living room opens onto a lounge of around 23 m2, which could be extended by adding the 15m2 garage. There is also a separate toilet and a shower room with window.

On the half-floor, a first bedroom of around 12m2 and a hallway.

1st floor

A landing gives access to a walk-in closet and 2 large bedrooms measuring approximately 19.60 m2 and 24.60 m2 on the ground floor. The bedroom on the left gives access to a 4th en-suite bedroom of around 23 m2.

The house is heated by electric radiators.

Exterior

House facing onto its fenced, landscaped courtyard of approx. 180 m2.

Individual sanitation by micro-station. Garden chalet approx. 12 m2.

The house is located close to the "green lane", for cycling to Giverny and the Seine river banks (32 km