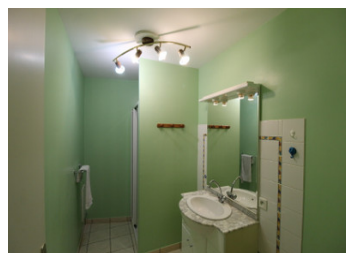
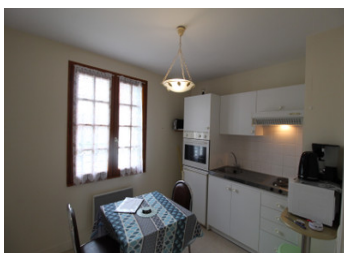


Commercial premises and apartments for rental to "curists" in thermal spa town



INFORMATION

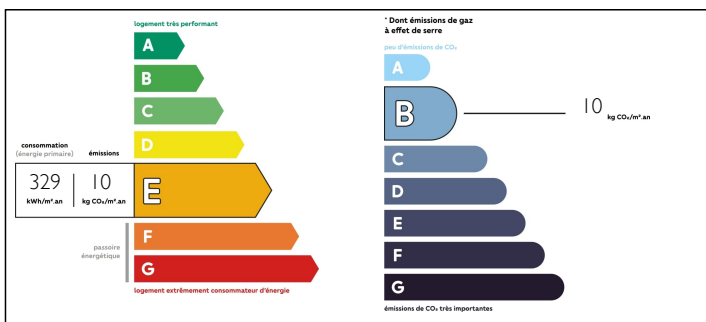
Town:	La Roche-Posay
Department:	Vienne
Bed:	14
Bath:	14
Floor:	480 m2
Plot Size:	1090 m2



IN BRIEF

For those of you looking for a business to purchase in France, this one is a fabulous opportunity. It has a commercial shop premises and several lettings including 4 on long term lets, some for letting to curistes (come for treatment at the spa centre (within walking distance) for 3 weeks at a time from mid-January through to mid-December) and some to renovate or use as owner/guardian occupation. In total there are 14 bedrooms and 14 bathrooms, most of which are up and running but some are in need of modernising/renovating. The town is steeped in history and was at one time English! By air there are flights to Poitiers (50km from La Roche-Posay), Tours (80km) and La Rochelle (2 hrs) available with low cost airlines, the nearest TGV station and autoroute (A10) Paris/Bordeaux is 20km away at Châtelleraut.

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: 3400 EUR

NOTES

DESCRIPTION

The full list of accommodation is as follows:

Apartment 1: Ground floor: living room (17m²), kitchen (8m²), bedroom (12m²), shower room (5m²) and wc.

Apartment 2: 1st floor: kitchen (8m²), bedroom (14m²), shower room (5m²), corridor and wc.

Apartment 3: 1st floor: kitchen (6m²), bedroom (15m²), corridor and shower room (5m²).

Studio 14: living room (17m²) with kitchenette (4m²) and adjoining shower room (5m²).

Apartment 15: living room (27m²) and bedroom (22m²) with adjoining shower room (4m²).

4 Apartments, each comprising: kitchen, bedroom and bathroom with toilet (20m², 25m², 19m² and 22m²).

Ground floor apartment: living room (15m²), bedroom (12m²), shower room (5m²) and kitchen (4m²). 1st floor: bedroom (14m²) and shower room (8m²).

Owners or guardians apartment on ground floor: 3 entrances (so a further 3 apartments are feasible), living room (24m²), bathroom (9m²), corridor (6m²), kitchen (12m²) and bedroom (8m²). 1st floor: landing, 3 bedrooms (10m², 7m² and 7m²), shower room (5m²) and wc.

Commercial premises: 142 m²

Large workshop: 120 m²

Courtyard to front and land to rear.

Mains drainage.

Heating: electric radiators.

The property is in the picturesque and historical thermal spa town of La Roche-Posay within walking distance of the spa centres and all of the amenities in the town centre. This elegant town is teeming with restaurants and cafes is famous for its thermal bath cures and spa centres that use the exceptional qualities of the natural spring water for their treatments and products produced locally. It also boasts a casino and racetrack - with about six race meetings per year...