

## Sale of a building of 248 m2 on a land of 1692 m2

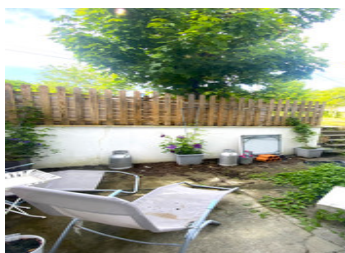


## INFORMATION

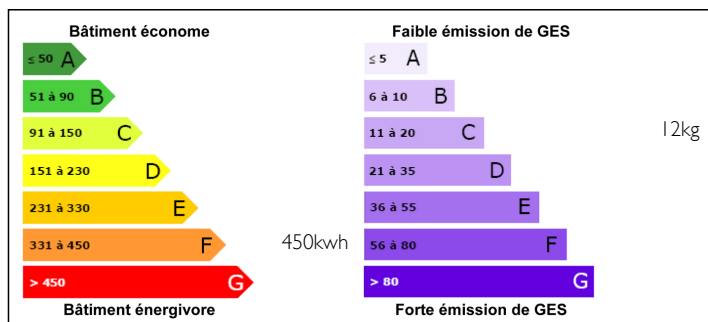
|             |                   |
|-------------|-------------------|
| Town:       | Archiac           |
| Department: | Charente-Maritime |
| Bed:        | 0                 |
| Bath:       | 1                 |
| Floor:      | 248 m2            |
| Plot Size:  | 1962 m2           |

## IN BRIEF

Sale of a building to 248 m2 with a ground to 1692 m2 ideally located on the commune of Archiac composed of a commercial property restaurant/ bar with rent (possibility to buy it too)) on the first floor and a floor to finish renovating. This house offers a number of opportunities, including a business, a large house and rental flats. You also have the option of renting and selling with the vendor.



## 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

Real estate investment in Archiac between Barbezieux and Cognac. The property consists of a first floor of 113.41 m<sup>2</sup> with a bar-restaurant in activity fully equipped with 2 rooms, functional and new kitchen, sanitary, (rent 1400 euros) and a floor of 134.81 m<sup>2</sup> to continue to renovate either in 2 studios or in large apartment. The work has already been started, plumbing, double glazed windows, plasterboard and the roof is in good condition. Some materials are invested and waiting to be installed. Access to the independent floor through a private entrance and parking. Possibility to buy the property restaurant too.

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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