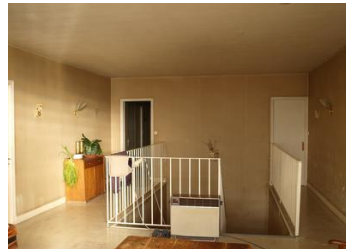


Old bakery and shop, with five bedroom living accomodation above, roof terrace, garden and garage alongside the river.



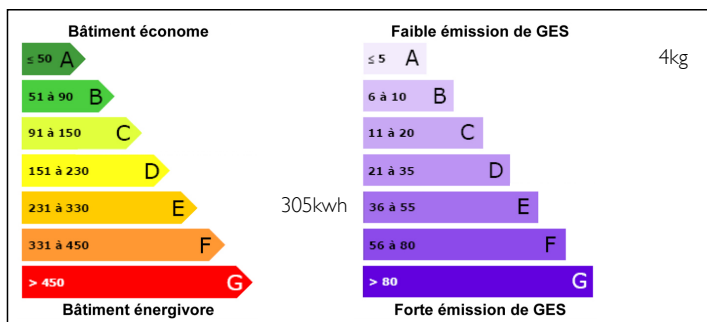
INFORMATION

Town:	CIVRAY
Department:	Vienne
Bed:	5
Bath:	1
Floor:	175 m2
Plot Size:	620 m2

IN BRIEF

Huge potential to create new business in this riverside property. On the ground floor is a large shop and bakehouse and above a five bedroomed appartement. Roof top terrace and a riverside garden. Garage big enough for several vehicles.

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

In more detail :

Ground floor

Shop with large glass frontage 45m²

Store room 15m²

Laundry 6m²

Office 20m²

W.C

Kitchen 40m²

Bake house 176m²

Staff washroom

Flour store 25m²

Garage 112m²

Upstairs

Staff bedrooms 9m² and 8m²

Kitchen 16m² fitted with a selection of units a dual fuel hob(gas and electric) and a twin bowl sink.

Landing 36m²

Lounge / dining room 40m² with open fireplace.

Doors leading onto rooftop terrace over looking the Charente river.

Bedroom 1, 14m²

Bedroom 2, 12m²

Bedroom 3, 20m²

Bathroom 12m² comprising of bath, twin wash basins and a bidet

Bedroom 4, 20m²

W.C.

Outside :

Garden bordering the river and plenty of storage space beneath the entire building.

LOCAL TAXES

Taxe foncière:

1580 EUR

NOTES