

Fantastic opportunity to own an already popular existing business with premises, including a spacious 4 bed family home in the centre of a popular market town.



INFORMATION

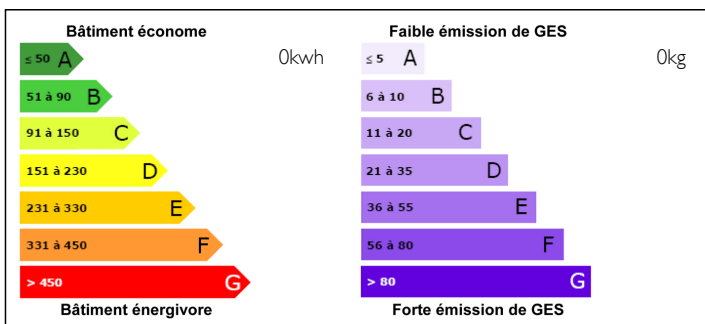
Town:	GORRON
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	3600 m2



IN BRIEF

Already running as an épicerie, this established business brings in clients from a far catchment area due to its long-standing reputation and the owners commitment over several years. Fitted out with everything that comes with running the business there includes a spacious stockroom, client washroom facilities, fully fitted-out shop space, commercial fridges and freezers and a parking area for numerous vehicles. The second half of the premises has the potential for you to create a separate business. The current owners successfully ran a café here beforehand and all equipment and furnishings for this business are included in the price allowing you to have 2 businesses running straight away. The spacious terrace for the café is ideal for alfresco dining and guests to sit in the sun. Separated from the building is a modern, spacious 4 bed family property. All on one level it consists of a bright open plan...

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

House

Living room 29m²

Kitchen 16m²

Bedrooms 14.2m², 13m², 12.6m², 12m²

Bathrooms 11m², 7m²

Utility 13m²

Pantry 4m²

Business Premises

210m²



NOTES