

Commercial premises with 4 bedroomed appartement above. Business potential is huge !

## EXCLUSIVE



## INFORMATION

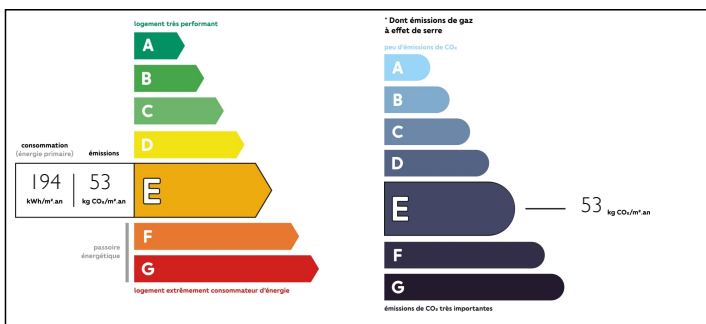
Town:	Brux
Department:	Vienne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	192 m2

## IN BRIEF

Bar / cafe/ restaurant - now closed, with four bedroomed appartement above situated between Couhé and Civray. Poitiers 45km for large stores, airport and train. Why not open a café / book shop or craft rooms, the options are wide for this property, maybe even a B&B. If you are good a cook the area is crying out for a good restaurant and this could be run by a couple as it was in the past.



## 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

Bar / Restaurant area 70m<sup>2</sup>. Kitchen 18m<sup>2</sup>.  
Laundry/Store room 7m<sup>2</sup> Cellar 30m<sup>2</sup> Toilets 8m<sup>2</sup>  
Store room 9m<sup>2</sup> housing the central heating oil tank  
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Accommodation 1st floor Lounge/Office 41m<sup>2</sup>  
Bedroom 1 10m<sup>2</sup> Bedroom 2 12m<sup>2</sup> Bathroom 6m<sup>2</sup>  
comprising corner bath, and wash basin WC 1.5m<sup>2</sup>

2nd floor Landing 7m<sup>2</sup> Bedroom 3 28m<sup>2</sup> Bedroom 4  
12m<sup>2</sup> Bathroom 4m<sup>2</sup> comprising of shower, wash  
basin and W.C. Loft 25m<sup>2</sup> suitable for storage.

This business enjoyed success for many years and  
with the right owners, could once again open its  
doors to a large client base...

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Information about risks to which this property is  
exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 742 EUR**

## NOTES