

Special investor Provence, Apt, Building, 3 Appts & 1 store, city center.



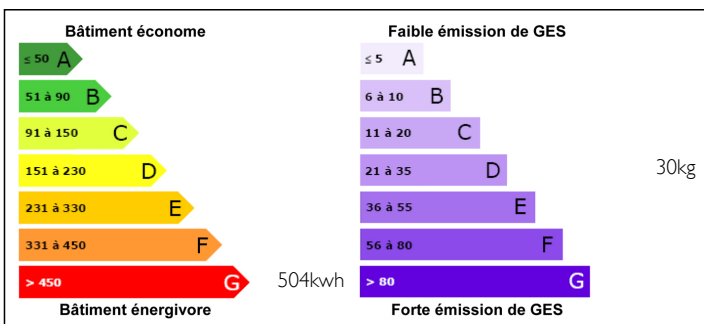
## INFORMATION

|             |          |
|-------------|----------|
| Town:       | APT      |
| Department: | Vaucluse |
| Bed:        | 5        |
| Bath:       | 3        |
| Floor:      | 162 m2   |
| Plot Size:  | 74 m2    |

## IN BRIEF

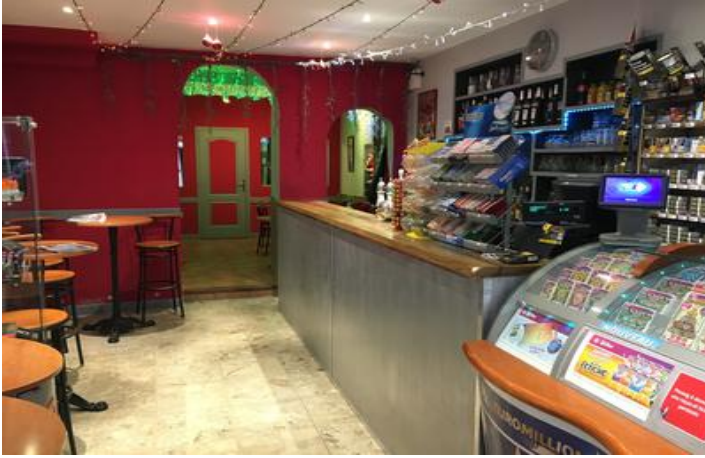
Opportunity in the heart of the city this building of report with its store and 3 flats, very strong profitability after work. This rental building will seduce you. In the heart of the pedestrian area, these 3 apartments and its business can provide you with a comfortable income. After some work, this historic building with cellars has excellent rental potential.

## 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

The commercial situation of the pedestrian street is good, without being exceptional, with a diversified offer:

Small Casino, bars, hairdressers, bakery, pastry, butchery, photo shop, gift items, florist, jewellery, antique dealers, ready-to-wear shops, etc.....

The building as well as the district as we see it today certainly has its origin around the 17th and 18th centuries.

It was built of stone rubble, hung with rustic mortar, on a vaulted cellar.

An external protective coating was later applied.

## NOTES

Description

The commercial space represents a ground floor and an apartment on the first floor

Ground floor

- a main room on the ground floor in a rectangular shape, with a counter, showcase

a back room giving access to the toilets and an armoured door opening on to the inner courtyard

The floors are made of stoneware tiles in working order, the ceiling of the wainscot rooms with neon lighting.

Reversible air conditioner.

Sun protection cover on the front.