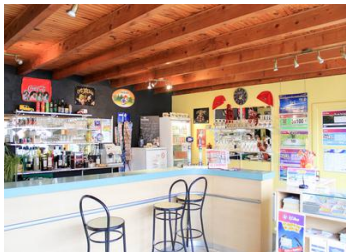


Commercial property – actively trading Petrol station + bar with owners' accommodation, large forecourt, well-placed for passing trade, entrance to Argenton-Les-Vallées.



## INFORMATION

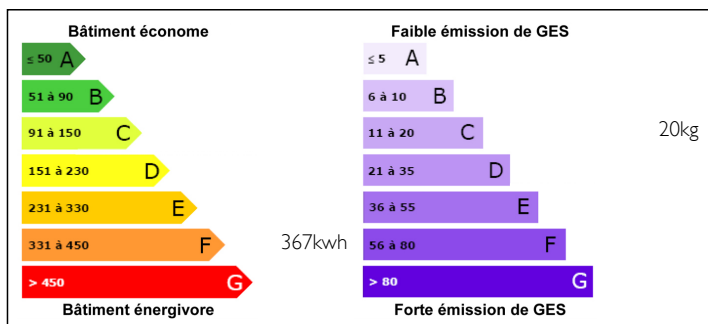
Town:	LE BREUIL SOUS
Department:	ARGENTON Deux Sèvres
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	1392 m2



## IN BRIEF

Main-roadside position in Argenton Les Vallées, on the North-South Angers-Niort D748 axis. Continue trading as a petrol station with small shop - the pumps conform to current standards - and licence IV bar (selling alcohol, tobacco, newspapers, scratch cards), or exploit the potential of this great location – Shop? Café? Art gallery?!

## 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 strength of this property lies in its location, with its large forecourt/parking area (966m<sup>2</sup>), and excellent passing trade. For sale are the walls of the building and this well-established business, started in 1985 (recent figures available on request), together with the equipment necessary to run the petrol station – pumps, video surveillance, computer software and printer, bar Licence IV, bar furniture and fridges, coffee machine etc.

The owners' accommodation is basic but easily-managed, leaving more time for concentrating on the business! There is a small private patio area to the front, and roughly 300m<sup>3</sup> of garden up behind the building, with easy access on foot to the lovely village valleys and lakeside restaurant. Argenton Les Vallées has a great bakery, banks, health centre, supermarket, schools, hair-and-beauty salons and even a cinema as well as many sports activities and clubs.

Building - Ground Floor

Garage/storeroom 26m<sup>2</sup>, Bar 25m<sup>2</sup> and WC,

Owners accommodation:

Open-plan Living/Dining/Kitchen area 26m<sup>2</sup>

Shower room

WC

Hallway

Upstairs

The loft space above has been organised as three rooms, accessed one through the other, with limited head height. These currently serve as the three bedrooms.

Outside

Private patio area 21m<sup>2</sup>, large forecourt 966m<sup>2</sup> with petrol station equipment, garden.

Total area of property = 1392m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1311 EUR**

## NOTES