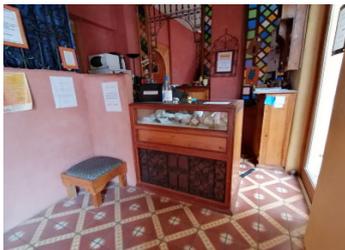


A rare find in Mâcon, near the quayside, potential to acquire this vast and unique commercial property.



## INFORMATION

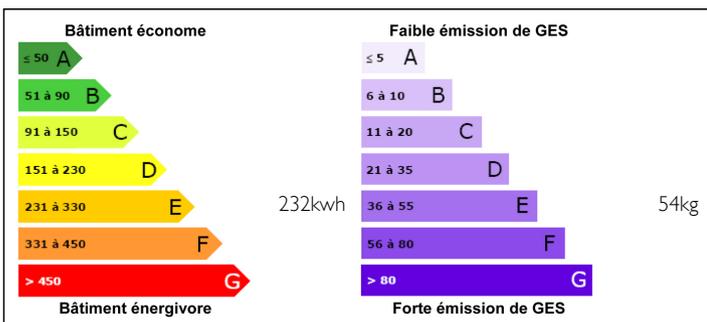
Town:	Mâcon
Department:	Saône-et-Loire
Bed:	4
Bath:	1
Floor:	427 m2
Plot Size:	54 m2



## IN BRIEF

For sale an uncommon building with a courtyard space for secure parking, just 2 minutes walk to the centre of Mâcon with bags of opportunity for various uses. With 400m2 over 2 floors there is great potential to create something new, a commercial business on the ground floor, with apartments upstairs.

## 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

As you enter through the iron gates to the large courtyard you will find a raised and covered terrace space big enough to accommodate a table and chairs. Walk around the building to reach the main entrance and you enter into the reception and the kitchen area. On the left side of the building is a long corridor currently used as a changing room, this leads to a WC, 2 massage rooms and a large room 25m<sup>2</sup>, with windows that look onto the terrace and courtyard beyond. At the end of this corridor is a door opening to stairs leading up to a room of about 55m<sup>2</sup>, filled with light from the windows on two sides and a high beamed ceiling. From the reception area and to the right there is the entrance to the Spa facilities divided into various spaces; showers, seating area, massage area, bathroom and a steam room. Further along this corridor and to the right is a very large, 55m<sup>2</sup>, and light salon with double windows on 2 sides one side of which looks onto a closed courtyard, the other to the main courtyard. To the left of this room there is an arched entrance to a spacious antechamber currently used as a lounging space. The upstairs level to this area is currently unused and divided into 5 rooms; the main room of 20m<sup>2</sup> leads onto the other 4 rooms; 11, 11, 12, 14m<sup>2</sup>, all...

## NOTES