

Pharmacy and building with a flat above on 2 levels with 3 bedrooms and a large living room. Income potential.



INFORMATION

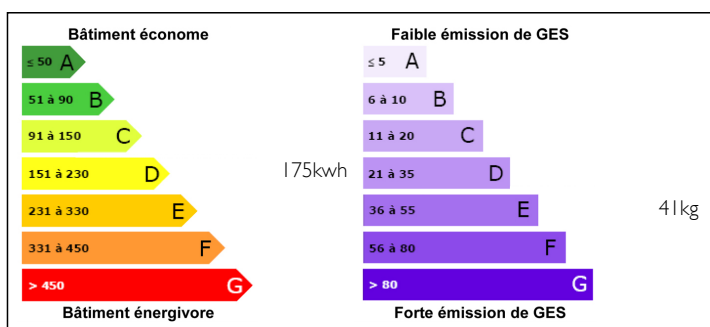
Town:	Glomel
Department:	Côtes-d'Armor
Bed:	3
Bath:	3
Floor:	200 m ²
Plot Size:	250 m ²



IN BRIEF

The pharmacy is located in the heart of the village of Glomel in central Brittany. The village is close to nature with its lakes, canals and hiking trails, and its local services: schools, supermarkets, hospital and doctors. Road links to medium-sized towns such as Carhaix and Rostrenen and larger towns such as Brest and Rennes. Well established and loyal clientele. After 32 years in the business, the owner wishes to pass on the property to continue the business and provide an essential service to the local population or those passing through.

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 building consists of a ground floor where the pharmacy is located. The customer reception area is 30m², the storeroom is 4m², the goods reception area is 7m², a storage area is 10m² and an office is 12m². In the 30m² basement there is a boiler and hot water tank on a concrete floor. An interior staircase leads to a large living room of 40m² with a large wardrobe, a bathroom of 6m², a fitted kitchen area of 7m² with gas cooker, extractor and fridge. The property has plenty of natural light illuminated by 2 glass doors and 1 window leading onto a balcony.

There is also a 12m² bedroom with parquet flooring, a large wardrobe and 1 PVC window opening onto the street. Another bathroom adjoining the bedroom, tiled, Italian shower and washbasin.

On the second floor there is a bright hallway of 5m² with parquet flooring and a wooden velux window. A corridor leads to two attic bedrooms of 8m² with parquet flooring, velux windows and paneled walls. A bathroom of 3.5m² with shower, toilet, washbasin and velux. There is also a storage room under the roof.

On the side of the building there is a parking lot where 2 cars can park. This leads to an annex of 26m² under a fibro cement roof and on a concrete floor.

NOTES