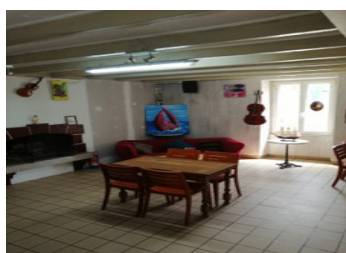


7kms from Redon. Village house, a former bar-restaurant, with potential to create a large family home.



INFORMATION

Town:	Sainte-Marie
Department:	Ille-et-Vilaine
Bed:	1
Bath:	1
Floor:	153 m2
Plot Size:	518 m2



IN BRIEF

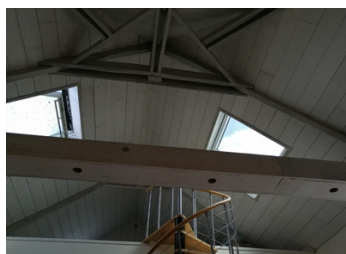
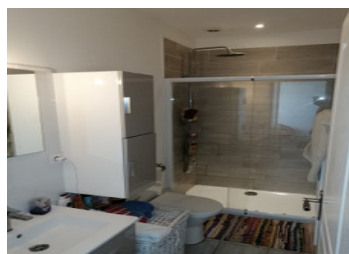
Superb opportunity. Located in the village of Ste Marie, large house, which was previously a bar-restaurant. This could easily become a family home and is ideally situated close to the town of Redon. It does have mixed commercial and habitation use, so possibilities to run a business /shop of some kind or to buy the existing bar/restaurant business along with the purchase of the building.

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

House of approximately 154 m2 including

Ground floor

*Living room with open fireplace, formerly the bar, so counter still in place

*Kitchen: Equipped with professional materials. (Available for purchase separately)

* Clearance,

*Wc with laundry area

*Cellar

Upstairs: apartment with fitted kitchen, mezzanine bedroom, a bedroom with private bathroom and toilet. Part of attic that can be converted

Outside:

*Front and back terraces

Garage not attached to a building plot of land

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

NOTES