

285m building in need of complete renovation Former bar in Pontlevoy Loir et cher 41400 Ideal investor



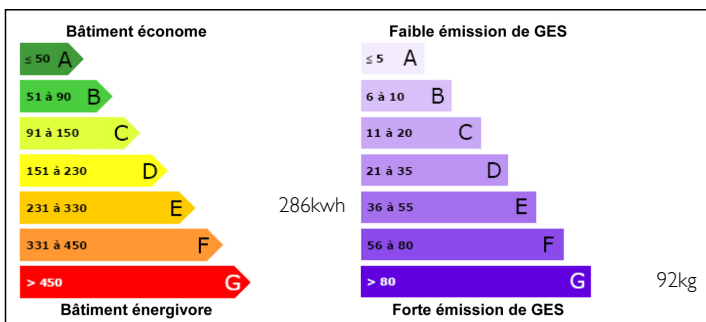
## INFORMATION

Town:	Montrichard Val de Cher
Department:	Loir-et-Cher
Bed:	6
Bath:	2
Floor:	285 m2
Plot Size:	285 m2

## IN BRIEF

Excellent potential for this stone building of 285m<sup>2</sup> to renovate Old shop in Pontlevoy village with all small shops Bar, games, press, grocery shop held for 25 years (good turnover in the past) Many possibilities in this building for the creation of new flats or the reopening of this former village bar

## 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

Several possibilities are available for the new buyer, either to create the whole in total redevelopment in flat or house, or to take over the commercial activity in bar which would be welcome in this village of Pontlevoy with its terrace on the pavement, a courtyard of 30m<sup>2</sup> to redevelop.

Formerly a small fast food restaurant with a pizza oven

EXCELLENT POTENTIAL AT A SMALL PRICE FOR INVESTORS AND INDIVIDUALS

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

## LOCAL TAXES

Taxe foncière: 1444 EUR

## NOTES