

Goodwill of Bakery-Pastry shop in location n 1 with accommodation.



INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	4
Bath:	1
Floor:	106 m2
Plot Size:	317 m2



IN BRIEF

Goodwill of bakery-pastry shop with flat sold with all the necessary equipment. Good turnover Loyal and transient clientele rent 754 euros Commercial lease in progress Access PMR



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

Sales area of 26,80 m².

At the back, a corridor 12,55m² leading to :

On the ground floor,

a kitchen of 14,96 m², an office/bedroom of 17,39 m².

The garage of 23 m².

On the first floor 4 bedrooms of 11,55/11,31/11,61/11,48 m², a shower room 2,54 m²

On the back course a covered terrace giving access to the laboratory of 148 m² and its reserves of 94 m².

A garden of 317 m².

Also access by the back of the shop to the land and garage.

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

LOCAL TAXES

Taxe habitation: **391 EUR**

NOTES