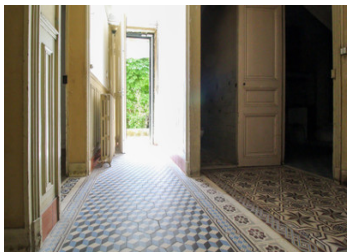


Paris-Montreuil (93), Property built on a garden plot of 1008m² with its independent house of about 246m²



INFORMATION

Town:	Montreuil
Department:	Seine-Saint-Denis
Bed:	0
Bath:	0
Floor:	256 m ²
Plot Size:	1008 m ²



IN BRIEF

Montreuil (93) - Avenue de Paris - Plot of land with independent property in need of rehabilitation, ideal for any type of catering business (Guinguette, Restaurant, Bar/café/bakery/tea room, etc.). Between the Croix de Chavaux metro station (L9) and the Vincennes boundary, this corner property is built on 1008m² of wooded land (EBC = protected wooded area with authorised Terrace use), making it possible to create a veranda - pergola for an al fresco area. The detached millstone house of approx. 246m² is built on 4 levels + 36m² detached garage (2 or 3 storey building area for commercial use open to the public). Uninhabited for several years, work required to create this business. Plans and virtual visits available on request.

ENERGY - DPE

DPE not required.

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

Montreuil : This residential area of the city is particularly appreciated for its position adjacent to Paris and Vincennes. Perfectly connected by metro, the town has, after a long period of stagnation, renewed interest since 2000. The Lower part of Montreuil and the central district experienced a meteoric rise. Indeed, the large supply of mixed surfaces, convertible into lofts or workshops attracted a community of artists and intermittent who contributed to its renovation. Meanwhile, the introduction of a brand new business park, on the edge of Vincennes, attracted a population of executives coming from Paris, interested in price much more affordable and the relative ease of the neighborhood access. The city has gone through several phases of transformations and the few vestiges of its past market town are found in the famous "Fishing walls" and its enameled grid still existing in parts of the eastern districts.

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

NOTES