

A business and a home for your family, in a vibrant village. Would suit an active and proactive young couple



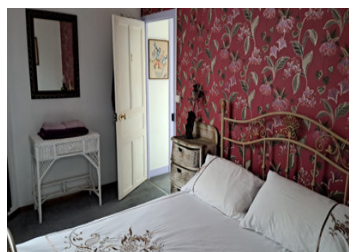
INFORMATION

Town:	Ger
Department:	Manche
Bed:	6
Bath:	0
Floor:	280 m2
Plot Size:	741 m2

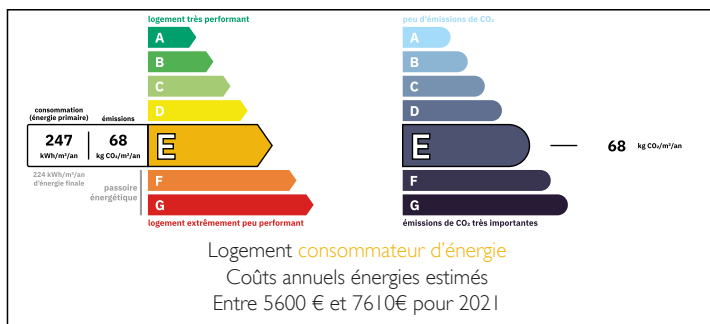
IN BRIEF

A large home with 5 guest rooms and bar/restaurant business if wanted, it has so much potential. A good catering kitchen, super large dining area and outside terrace.

A central location with proximity to the station at Vire and the historic interest at Domfront and Lonlay l'abbaye. A category 4 bar/restaurant licence exists for this location.



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

A stone building for commercial and residential use comprising:

-on the ground floor: a café/bar room, a restaurant room with fireplace, a banqueting room, kitchen, toilet

-On the first floor: four bedrooms, shower room with toilet, bathroom with toilet and a flat with a living room, two bedrooms and shower room with toilet.

Large attic.

Brocante room.

Terrace, parking, courtyard and garden.

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

LOCAL TAXES

Taxe foncière: 1500 EUR

NOTES