

Riviera house in Vimoutiers with commercial opportunity and all amenities on your doorstep in town centre



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Vimoutiers |
| Department: | Orne       |
| Bed:        | 4          |
| Bath:       | 2          |
| Floor:      | 99 m2      |
| Plot Size:  | 30 m2      |

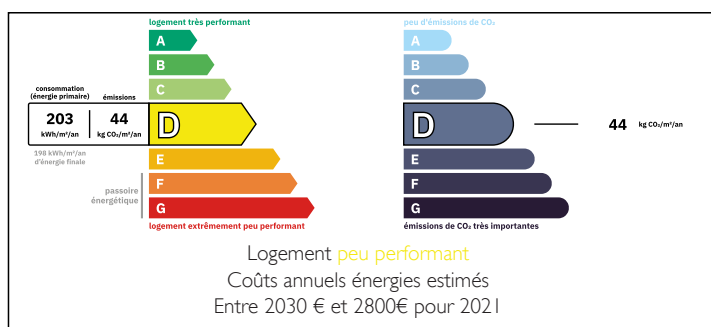
## IN BRIEF

This beautiful riverside property with commercial frontage also has a gite/B&B annexe giving this property huge potential for the commercially minded. Plenty of living space and all the hard work done, all it requires is the finishing touch to complete the blank canvas. This was going to be a restaurant and can still be, with double doors opening to street in the centre of town leading to a huge open, light and airy space for tables, and access to the private riverside terrace that could include further tables as an outside alfresco dining area. The possibilities are endless as this would be great as a tea salon, arts and crafts space, naturopath or well-being clinic.

A separate annex has a communal living room on the ground floor and 2 self-contained bedrooms above (each with...

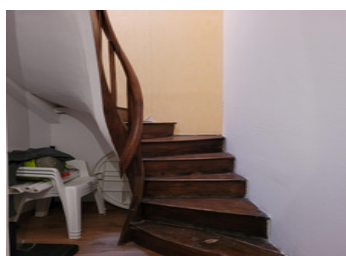
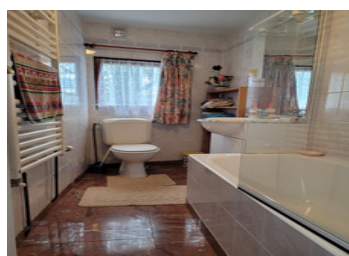


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 630 EUR**

## NOTES

## DESCRIPTION

On entering from the double doors or single door you are immediately in the commercial space (18m<sup>2</sup>) where a bar/counter top has already been installed. You then have two doors. One leads you to the disabled toilet, terrace and gite annex, and the other leads to the additional working space and stairs to private quarters.

Leading to the additional working space you have a toilet, a wetroom (2m<sup>2</sup>), a tiled kitchen area (non-equipped 9m<sup>2</sup>) with sink, and further store room/pantry space (3m<sup>2</sup>).

Leading upstairs to the first floor there is a hallway giving access to living room with fireplace (13m<sup>2</sup>), bedroom (11m<sup>2</sup>), private balcony/terrace (13m<sup>2</sup>), kitchenette (2m<sup>2</sup>) and bathroom (4m<sup>2</sup>) with toilet, basin and bathtub with shower done in marble tiles. There is also a second bedroom (9m<sup>2</sup>) with own dressing space (6m<sup>2</sup>) and ensuite (3m<sup>2</sup>) that includes toilet, shower and basin.

Heading to the 2nd floor you have third bedroom (9m<sup>2</sup>) with its own dressing space/bureau (7m<sup>2</sup>) and ensuite (2m<sup>2</sup>) with toilet, basin and bathtub.

Going through the second doorway from the commercial front takes you past a large disabled access toilet with basin, to access the riverside private terrace that could have alfresco dining tables and access to the Gite annex.

From the terrace there is plenty of underhouse storage space and stairs that lead to direct access to the river. Entering the gite annex there is a large tiled room (25m<sup>2</sup>) with open fireplace with original wooden staircase that...