LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41544GCA22 Price: 183 600 EUR

agency fees included: 8 % TTC to be paid by the buyer (170 000 EUR without fees)

Spacious multi-use commercial premises in prime location - offices, workshops. large hangar and parking

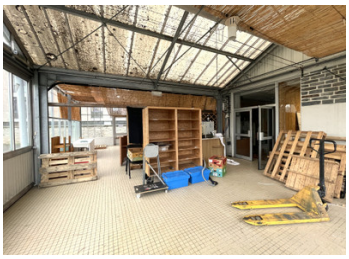














INFORMATION

Town:	Gouarec
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	396 m2
Plot Size:	2936 m2

IN BRIEF

Formerly operated as a garden centre, this versatile commercial property is ideally located close to the centre of Gouarec. The site offers a wide range of potential uses and comprises multiple buildings, along with a large car park and delivery area.
The property includes a large industrial hangar with a concrete floor, currently used for grain storage and divided into three distinct sections, offering a total surface area of 482 m². There is extensive external space suitable for multi-vehicle parking and deliveries.

The main building features a large, tiled entrance hall (36 m²), a cloakroom with WC, and a corridor leading to two offices measuring 13.33 m² and 15.84 m² respectively. Further spaces include a cold store with tiled floor, a plant room, and a large workshop of 182 m² with independent delivery and collection access.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

A glazed shopfront room with large double doors (83 m²) benefits from direct access to the street, making it ideal for retail or customer-facing use. A storage room (17 m²) provides access via staircase to the first floor.

The first floor of the main building offers strong potential for staff facilities or residential accommodation, subject to permissions. It comprises a large room (86 m²), an office (29.84 m²), a kitchen (16.40 m²), and a bathroom to be completed.

This is a rare opportunity to acquire a highly adaptable commercial site in a strategic and accessible location.

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

NOTES

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