

Report building in Saint-Quay-Portrieux on the coast, a few steps from the beach

EXCLUSIVE



INFORMATION

Town:	Saint-Quay-Portrieux
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	310 m2
Plot Size:	15 m2



IN BRIEF

Situated in a well-loved and well known, charming seaside resort, just 20km from Saint-Brieuc. The opportunity to invest in 'the walls of a business', commercial premises with its official accommodation, a duplex apartment, situated above.

This building is ideally located a few steps from the large family beach with its seawater pool, and the iconic casino.

The operation of the business attracts gourmets in all seasons. The beautiful shop window is attractive and beyond is a vast manufacturing space in the back and basement.

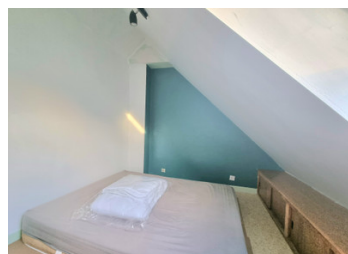
The duplex accommodation has an independent entrance. It consists of a large living room with open fitted kitchen, terrace with its beautiful aspect, a large bedroom with closet, a bathroom, separate toilet, a laundry area, and upstairs two attic rooms.

ENERGY - DPE

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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

It is in this famous seaside resort, 20km from Saint-Brieuc, a few steps from the renowned Casino beach, with its seawater swimming pool, that Leggett Immobilier offers you the opportunity to invest in this commercial property, with its official accommodation, a duplex apartment above.

The exceptional location of the building, the dynamic tourist impact, really benefits the trader.

The operation of the business attracts gourmets in all seasons. The beautiful shop window is attractive and beyond is a vast manufacturing space in the back and basement.

The duplex apartment is composed of:

- a large living room with an open, fitted kitchen, with a surface of approximately 70 m²;
- a terrace of 15 m² with its beautiful aspect, allowing you to enjoy mild sunny moments;
- a spacious bedroom with closet and access to the terrace, with a surface area of approximately 33 m²;
- a bathroom,
- a laundry area,
- WC
- two further rooms (about 8 and 12 m²) in the attic upstairs
- a basement cellar

Access to the apartment is via an independent entrance.

The heating is electric.

There are many outdoor parking spaces nearby.

LOCAL TAXES

Taxe foncière: 1 699 EUR

Taxe habitation: EUR

NOTES