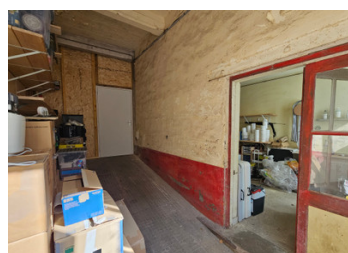
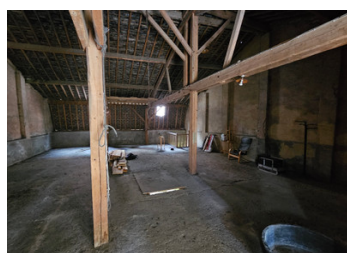
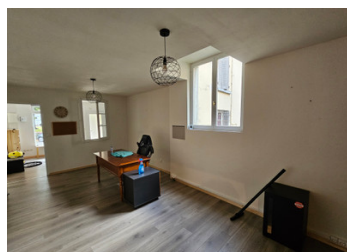


Character Commercial Property with Residential Potential – Heart of Gacé



INFORMATION

Town:	Gacé
Department:	Orne
Bed:	0
Bath:	0
Floor:	39 m2
Plot Size:	0 m2



IN BRIEF

Located in the vibrant heart of Gacé, this spacious office/commercial building offers a rare opportunity to combine business and living under one roof.

Set over two generous levels, the property boasts ample space on both the ground and upper floors, offering fantastic potential for renovation and conversion into a comfortable living area. Whether you're an entrepreneur looking to run a business from home or an investor seeking a versatile property in a central location, this charming character building is full of promise.

This is an exceptional opportunity for those seeking to create a personalized live-work space or develop a unique commercial/residential project in a well-connected Norman town.

Don't miss your chance to breathe new life into this versatile building.

ENERGY - DPE

DPE blank.

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

Ground floor

Entrance 11m2

Office with pellet burner 20m2

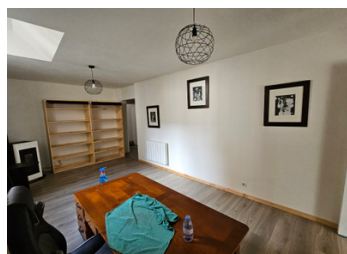
WC

Kitchnette 5m2

Large Room 34m2

Small room 14m2

Hallway 13m2



First floor space to renovate 153m2

Cellar 30m2

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

LOCAL TAXES

Taxe habitation: EUR

NOTES