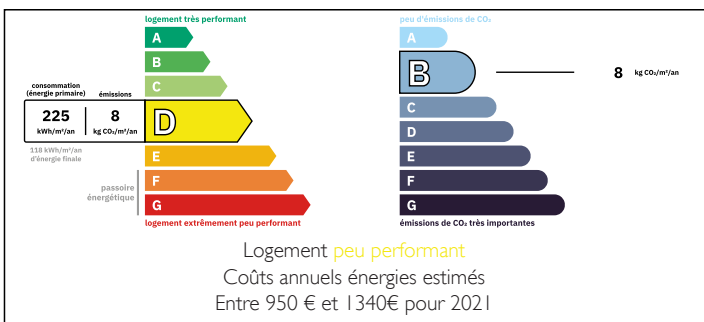


Dream opportunity for 2 gites in a coveted boutique location near a chateau in a pretty village.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Athis-Val de Rouvre
Department:	Orne
Bed:	2
Bath:	1
Floor:	170 m ²
Outside Space:	431 m ²

IN BRIEF

Leggett Immobilier is delighted to present a delightful small business opportunity set within a charming and characterful property, offering immediate income potential if desired. At its heart is a well-loved tea room, known locally for its warm, convivial atmosphere, alongside a reputable bookshop that attracts both residents and visitors alike.

Above the shop, you'll find a spacious and comfortable apartment featuring two inviting double bedrooms, a laundry area, and a private rear garden—perfect for relaxing after a day's work.

In addition, an adjoining gîte provides further opportunity for holiday rentals or guest accommodation, adding to the property's versatility.

Situated in a picturesque and popular village, the location is ideal for those seeking a lifestyle change

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 former bakery converted into an investment property comprising three self-contained units (with independent heating and electricity), sold as a whole:

1) LIRE ET FLÂNER bookshop and café, well known to local writers and artists.

Tea room near the old bread oven.

Kitchen area – Disabled-accessible toilet

Laundry room and storage room

Landscaped and fenced garden at the rear

2°) Upstairs: Restored, well-insulated, self-contained flat.

1 large timber-framed bedroom

1 living area comprising kitchen and second bedroom/study

Shower room and WC

3°) Semi-detached: small, modern, self-contained ground-floor flat.

With fitted kitchen

Living/dining room

1 quiet bedroom overlooking the garden

Shower room – separate WC

Terrace and private parking space

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