

38.70m commercial premises in the heart of the town of Gouvieux

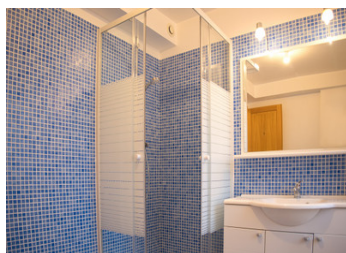


## INFORMATION

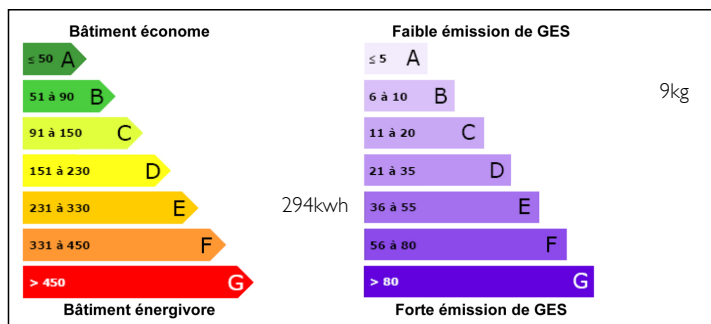
Town:	Gouvieux
Department:	Oise
Bed:	0
Bath:	1
Floor:	38.7 m2
Plot Size:	0 m2

## IN BRIEF

Perfectly positioned in the centre of the town of Gouvieux, this 38.70m<sup>2</sup> retail premises, located on the ground floor of a small stone house in a small co-ownership, benefits from exceptional visibility and accessibility due to its location on a busy road. It also offers the possibility of conversion to residential use. It offers easy access to all amenities. Ideally located close to Chantilly and its train station, Paris can be reached in just 20 minutes by train.

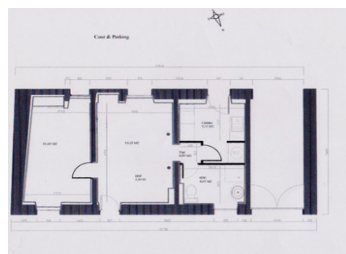


## ENERGY - DPE



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.



## DESCRIPTION

Ideally located in the heart of the town of Gouvieux, this 38.70 m<sup>2</sup> retail premises in a small stone street house offers excellent visibility and accessibility, being positioned on a busy thoroughfare. It is part of a small co-ownership and is currently available without a tenant. Previously used as a small grocery shop selling bulk products, fresh produce and natural wellness products, the premises could be converted into a home.

The premises comprise two rooms measuring 12 and 15 m<sup>2</sup> with access from the street, a kitchen with access to a courtyard, a hallway, a shower room with WC. The asbestos diagnosis carried out as part of the assignment revealed no asbestos-containing materials or products (E 284 b 9).

For more photos or details of the rental income potential of this property, please contact us for further information.

Gouvieux, located in the south of the department of Oise, in the Nonette valley, between the Domaine du Lys and Chantilly, has a population of almost 10,000 and offers all the necessary amenities such as supermarkets, bars, restaurants, banks, pharmacy, schools and college. The town also has sports facilities and quick access to Paris in 20 minutes via Chantilly station.

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

## NOTES