

REDUCED Ideal business opportunity: bar/restaurant, tea room, shop etc. A brand new roof, some double glazing,

EXCLUSIVE



INFORMATION

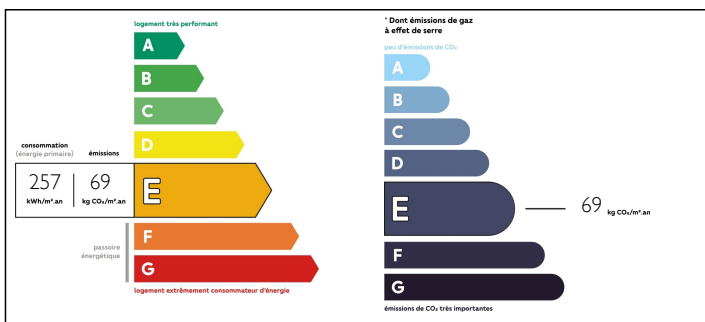
Town:	Joussé
Department:	Vienne
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	466 m2

IN BRIEF

This large property has real potential to offer a large family house with gite potential or alternatively 2 to 3 accommodation units, or even a bar/restaurant, tea room shop etc. It comprises of kitchen, lounge/dining room, shop, office area, a vast open room which was the bakery, a flour store, wc, shower room and 4 rooms on the first floor. To the outside there are 2 separate driveways and 1 garage and a manageable garden. There is some double glazing, fioul central heating and a **BRAND NEW ROOF!**

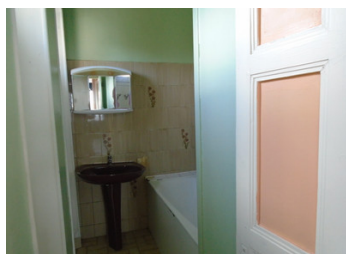
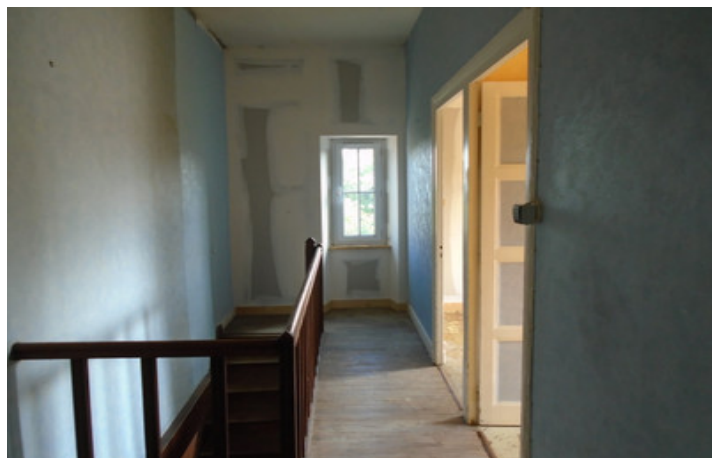


ENERGY - DPE



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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

In more detail

Kitchen 15m2 approx

This kitchen has wooden kitchen units which you may wish to update. There is space for a dining table. There is a tiled floor.

There are French doors leading onto patio area and garden.

Living Room//Dining Room 32m2 approx

A very large character room with exposed oak beams, French doors leading to a patio area and a tiled floor and fireplace perfect for a woodburning fire.

Lobby approx 2m2

Office/Storage Area 6m approx

An area with storage cupboards. Tiled floor.

Shop 42m2 approx

There is a room which was a shop. It has part tiled and part parquet flooring. There are pvc double glazed windows and doors.

Room 12m2 approx

This is a tiled room and was an "ancien chambre froid" for the patisserie.

Room 51m2 approx

Containing the old bread ovens.

Room 6m2 approx

WC - approx 1m2

Bathroom - 5m2 approx

Washbasin, bath with shower over

Hallway 5m2 approx

Hallway with door leading to back garden and stairs leading to the first floor.

NOTES