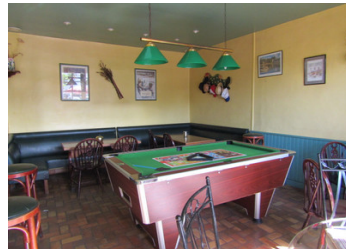
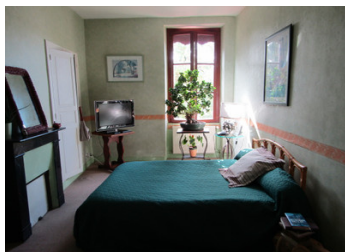


Building comprising a commercial space and an apartment with convertible attic.



## INFORMATION

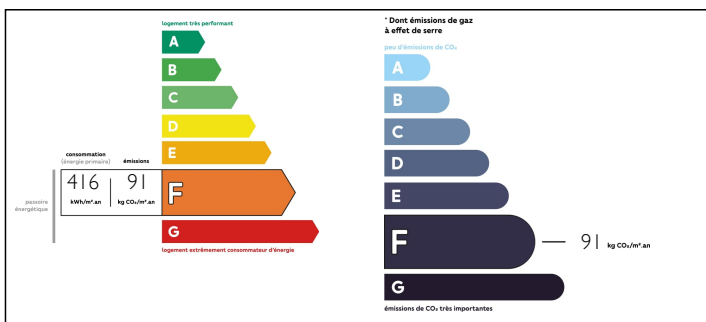
Town:	Villaines-la-Juhel
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	143 m2
Plot Size:	109 m2



## IN BRIEF

This stone-built, slate-roofed house is located on a pretty square in the heart of Villaines-la-Juhel, in northern France's Mayenne region, close to the Alpes Mancelles. In addition to the many shops in the town center, schools, health and leisure services are close by, as is a supermarket just a 15-minute walk away.

## 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

Leggett Immobilier offers you the opportunity to acquire the walls of this establishment, featuring a bright 60 m2 apartment ideally located in the center of Villaines-la-Juhel.

On the first floor, there is a first room with a superb wooden bar and an adjoining second room. The commercial space also includes a functional kitchen with a storeroom, and a corridor leading to a courtyard at the rear, which can be used for storage. The percolator, kitchen equipment and business equipment are included in the sale.

A staircase leads up to a dwelling comprising a beautiful living room (furniture included in the sale), a large bedroom with shower room and toilet. The landing also leads to a separate toilet. The thermally insulated attic is suitable for conversion.

The property benefits from double-glazed windows and a town gas-fired boiler. The slate roof was redone in 2008 and two new electrical panels were installed in 2020.

Plenty of free parking spaces nearby.

Possibility of acquiring the business of this popular caf /snack/bar. Complete file on request.

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

## NOTES