



Building

LES OLLIERES SUR EYRIEUX (07)

172 000 €*

* Agency fees to be paid by the seller



388 m²



4 pièce(s)

PROPERTY DESCRIPTION

Exclusivity in OLLIERES SUR EYRIEUX COMMERCIAL PREMISES of approximately 200m² and an APARTMENT of approximately 75m². The apartment needs to be renovated, it is located above the bakery/pastry shop whose business (https://www.capifrance.fr/commerces-entreprises/reprendre/les_ollieries_sur_eyrieux/boulangerie_patisserie/3815544-reprendre-les_ollieries_sur_eyrieux) is also sell in addition The apartment is accessible from the inside or by a staircase located next to the bakery / pastry shop. The bakery / pastry shop is located on the main road and parking spaces are reserved for shopping. The COMMERCIAL PREMISES consists of a sales area: the bakery / pastry shop of approximately 35m²; a kitchen adjoining the bakery of 9m²; the bakery laboratory of approximately 120m²; a bathroom (about 7m²) and a toilet (1.4m²). Upstairs, above the bakery/pastry shop, there is an apartment with 3 bedrooms and a living room/living room with a fireplace. Access to the apartment is independent. At the back you will find an interior courtyard of around 90m² and a shelter of around 15m². Above the apartment an attic for an area of 76m², it is accessible from the outside and could be converted to enlarge the apartment. Currently the rental of the bakery / pastry shop is 1000€/month. The facade of this building is in stone whose stones have been nicely joined. Les Ollières sur Eyrieux is located in the very beautiful Eyrieux valley, you will find shops and a care offer, a nursery and primary schools, a crèche, a bar/restaurant, 2 grocery stores, an office-tabac, garages cars and bike repairs, a recycling center, the Postal Bank and 3 large 4-star campsites open 6 months of the year at least. Nearby passes La Dolce Via, 90 kilometers of laid-back and secure gentle paths, in the heart of unspoiled landscapes and the great natural spaces of the Ardèche... It can be practiced on foot, by mountain bike, VTC or even on horseback. Its low gradient allows families and non-athletes to practice this gentle roaming route (be careful, the surface is not suitable for road bikes). The town has about 1000 inhabitants and several villages radiate around Ollières (Dunière / Eyrieux, St Michel de Chabrilanoux, St Fortunat / Eyrieux, ...) Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 804846

Property type Building

SURFACES

Living space 388 m²

Land surface 388 m²

COMPOSITION

Number of rooms 4

APPENDIX

Videophone Non



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle