



Tobacconist - Press - lotto - OTB

FONTENAY LE COMTE (85)

400 000 €



326 m²



9 pièce(s)

PROPERTY DESCRIPTION

BUSINESS FUNDS Ideally located in Fontenay le Comte: - Significant flow of pedestrians and cars, - Free parking and unlimited parking. The establishment consists of: - 1 Bar / Tobacco / FDJ / Press room: approx. 70m², - 1 Bar / PMU room of approx. 40m², - 1 Outdoor terrace of approx. 20m², - 1 Official accommodation of approx. 70m²: kitchen, 2 bedrooms, bathroom, WC, - 1 cellar of approx. 40m². Good to know: - Roof redone in 2014, - Connection to mains drainage made in 2014, - Sanitary facilities to PMR standards (renovation done in 2014), - Internet and electricity networks redone in 2015. Annual turnover excluding Tobacco and FDJ: € 300,000, Commissions: € 150,000, EBER: € 140,000, Rent: € 8,500. Stable business, benefiting from a historic and sustainable location which ensures a flow of passing customers and regulars (sale for retirement). Establishment aimed at buyers with a contribution of € 150,000. TO VISIT QUICKLY: 0689362491

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



Emerick GIANGRASSO

LA-BOISSIERE-DES-LANDES (85430)

Agent

RSAC : 447 663 543 00091

Courts service city : LA ROCHE SUR YON

(+33)6 15 58 43 21

LE BIEN EN IMAGES



Commerces et entreprises



DETAILS

GENERAL

Reference 807252

Property type Tobacconist - Press - lotto - OTB

SURFACES

Living space 326 m²

COMPOSITION

Number of rooms 9

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