



House

CHATEAUNEUF SUR SARTHE (49)

172 000 €*

* Agency fees to be paid by the seller



230 m²



12 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

CHATEAUNEUF SUR SARTHE (49) Building of 230 m2 with commercial premises BAR PMU LOTTO GAMES of 130m2 and Activity Apartment with good profitability, ideal for couples. Loyal and regular clientele. Turnover ht 120 000€ and EBE of more than 22k€ rent 750€ The commercial part includes on the ground floor bar wine cellar dining room 1 kitchen and attic The two floors offer an area of approximately 38 and 34m2 which can be converted into 2 apartments On the 4th floor, 1 attic of 26m2 allows additional development The fees are the responsibility of the seller. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://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!



**Vincent HANOUT-
LEVINDRE**

**RIVES-DU-LOIR-EN-
ANJOU (49140)**

Agent

RSAC : 440 010 197 00026

Courts service city :
ANGERS

(+33)6 16 41 33 83

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 807297

Property type House

Year of construction 1970

SURFACES

Living space 230 m²

Land surface 180 m²

COMPOSITION

Number of rooms 12

Number of bedrooms 2

APPENDIX

Videophone Non

SERVICES

Heater électricité



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