

Hairdressing salon

SAUMUR (49)

110 000 €



125 m²



7 pièce(s)

PROPERTY DESCRIPTION

mixed-use building of approximately 125 m² including a hair salon of approximately 50 m² located in a small town of approximately 3,500 inhabitants in the eastern sector of the Maine et Loire department (49) 25 minutes from SAUMUR 49400. local, loyal customers, fans of coloring plant, average record around 39th with an average of 8 customers/day no staff to hire except cleaning lady. last observed turnover: 60 KE, ebe of sig: 20 KE, recalculated EBE: 30 KE. rent 416th monthly excluding VAT/HC, commercial lease. little competition in the area (3 hair salons). living room redone 6 years ago. 3 styling places, 2 bins, WC, laboratory reserve, garbage room. open Monday to Saturday morning. late night on Friday, closed on Wednesday and public holidays. 5 weeks of annual leave. the building is also composed on the 1st floor and 2nd floor of a 4-room apartment and a large attic. Great potential to renovate this apartment allowing you to double the rental income. envelope of work to be planned. ideal for first acquisition.

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!



Serge PASQUELIN

BAUGE (49150)

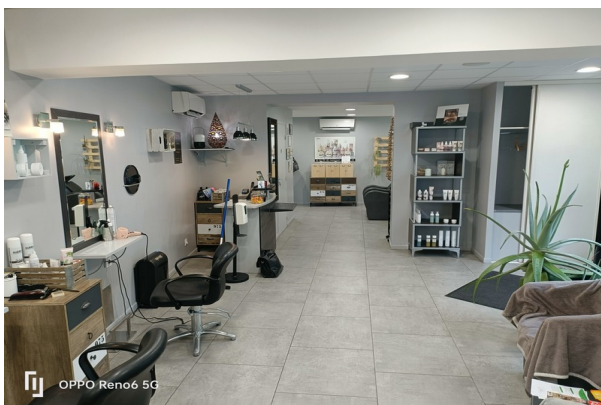
Agent

RSAC : 404 446 189 00049

Courts service city :
ANGERS

(+33)6 95 55 27 53

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 837209

Property type Hairdressing salon

Year of construction 1850

Exposure East

SURFACES

Living space 125 m²

COMPOSITION

Number of rooms 7

APPENDIX

Videophone Non

SERVICES

Air conditioning Yes



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

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