



## Jewelry - Clockmaking

THONES (74)

**102 000 €**



51 m<sup>2</sup>



4 pièce(s)

### PROPERTY DESCRIPTION

In the town center of the town, you will find this premises benefiting from good visibility and parking spaces for your customers. The renovation and fittings are recent, so you will be able to use this fund straight away. The interior space offers well-defined areas: large display windows, customer reception area, storage area and separate WC for the ground floor; and a very beautiful workshop accessible directly from the basement store completes the package. The recovery of this fund will be all the easier as you benefit from a loyal clientele for more than 20 years, coming to seek advice, the wide choice of jewelry, alarm clocks and watches, as well as the repair of your most precious possessions. , thanks to the watchmaking know-how of the manager. The turnover continues to progress and can be developed thanks to communication via networks, which is little exploited at the moment. Lease for all businesses except catering Rent: €513/month excluding tax/tax Complete file on request after signing a confidentiality agreement.

Number of lots in the co-ownership: 36, Average annual amount of the share of charges (projected budget): €99 or €8 per month.

Le Diagnostic de Performance Énergétique(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](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!



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THONON LES BAINS

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 847133

Property type ..... Jewellery - Clockmaking

Year of construction ..... 1975

Exposure ..... South

### SURFACES

Living space ..... 51 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 36

Condominium fees ..... 8 €/mois

Share of expenses ..... 99 €

### COMPOSITION

Number of rooms ..... 4

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Videophone ..... Non



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