



Mixed commercial and residential property in Town Centre,

50150, Manche, Normandy

€81,000

Ref: SIF-001648

* Available * 5 Beds * 1 Bath * 360m2

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French Entrée 

Property Description

Mixed commercial and residential property in Town Centre

The property is situated in a prominent position with an excellent window space on the ground floor which is currently used for clothes retail with a lease which continues until 31st January 2024 generating an income of 600€ per month. The building has a full basement, the shop area, a first and second floor and is approximately 120m² on each floor. There is a private courtyard/parking area to the rear with a garage. The property offers potential for converting into apartments, a mixed commercial and commercial use, a large family house or a B&B. Viewing is highly recommended.

It is situated in the town centre with local walking, and fishing. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 50 minutes for all resort facilities... pedaloos, canoe, football, fishing, pools with slides, snooker, entertainment. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. Local village with many bars restaurants and shops. Weekly market on a Tuesday in Sourdeval, including Livestock. 15 mins to Bowling, sports centers and 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 50 minutes. The nearest Airports are at Dinard (70 miles), Caen Carpiquet and Dinard; Ferry Port at Caen (50 miles) and the nearest train station is at Vire (8 miles) from where you can take a fast train to Paris.

THE ACCOMMODATION COMPRISES :

On the ground floor -

SHOP FLOOR

3 changing rooms. Windows and glazed door west and window to east elevations.

Inner Hall Stairs to first floor. 2 radiators. Door to stairs to basement. Built-in cupboards.

Cloakroom Tiled floor. Obscure glazed window to south elevation. WC. Vanity unit.

Lobby partly glazed door to parking area. Tiled floor. Radiator.

Rest Room 5.53 x 4.01m 2 windows to south elevation. Convector heater. Radiator. Wood flooring.

Utility Room 4.00 x 3.50m Ceramic sink with mixer tap and cupboards under. Radiator. Window and partly glazed door to south elevation.

On the First Floor -

Landing Obscure glazed window to east elevation. Door to stairs to second floor. Built-in cupboards

Cloakroom Obscure glazed window to east elevation. WC. Shelving.

Room 1 4.00 x 3.57m Wood flooring. Glazed double doors to west elevation and "Juliette" balcony.

Room 2 4.00 x 3.57m Wood flooring. Radiator. Built-in wardrobe.

Room 3 4.00 x 3.75m Wood flooring. Radiator. Built-in wardrobe. Door to:

Room 4 4.00 x 3.51m Wood flooring. Glazed double doors to west elevation and "Juliette" balcony. Radiator.

Room 5 4.08 x 3.52m Window to east elevation. Wood flooring. Radiator. Door to washroom with vanity unit.

Room 6 4.40 x 3.44m Radiator. Window to rear elevation. Wood flooring. Door to washroom with ceramic sink. Obscure glazed window to east elevation.

Bathroom 3.43 x 2.00m Obscure glazed window to east elevation. Bath. Bidet. Pedestal basin.

On the Second Floor -

Landing Wood flooring. Window to east elevation.

Room 1 4.19 x 3.61m Wood flooring. Hanging rails. Ceramic sink with cupboard under.

Room 2 4.16 x 3.57m Wood flooring. Window to west elevation. Radiator.

Room 3 4.18 x 3.54m Wood flooring. Window to west elevation. Radiator.

Room 4 4.20 x 3.59m Wood flooring. Radiator. Window to west elevation.

Room 5 12.29 x 3.11m 2 windows to east elevation. Wood flooring.

In the Basement -

Room 1 14.55 x 4.49m Electrics.

Room 2 10.37 x 4.02m

Boiler Room 4.07 x 4.05m Oil fired boiler.

OUTSIDE :

Garage Divided for storage. Metal up and over door to the rear courtyard.

Parking area.

SERVICES :

Mains water, drains and electricity are connected. Fibre optic internet available. Oil fired central heating.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : € per annum

Asking price :

Property Ref : SIF - 001648

Gallery

