



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 150,616.21

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauze-Vaussais
Geplaatst:	26-08-2025
Omschrijving:	

This is a great opportunity to purchase a shop in the heart of the town with a good sized 3 bedroom apartment above. Based on a lovely street close to local amenities, the street has recently undergone improvements, with a new road, path and stunning flower beds. Outside the front of the property are two benches where the current owners set up tables and parasols, so that customers can relax and watch the world go by. In addition to this to the rear of the cafe is a beautiful walled garden, currently set up with tables and chairs for customers to enjoy the sun. This is also utilised by the owners on their days off and on summers evenings. At the end of the garden is a ruin, it's a great feature to the garden, but the new owner might have ambitions to renovate this back into a property (subject to necessary permissions). The shop itself, currently being run as a cafe, has a large windowed frontage which floods the interior with light. The shop has been well maintained, decorated and has heating. The shop/ cafe space is a great size (42.67 m2). There are currently tables and seating for 22 customers inside and with use of the outside spaces the opportunity to achieve the same numbers outside. Subject to necessary permissions and business registration, this shop has the potential to continue as a restaurant and comes with a well equipped kitchen. You may also decide to request permission to change this to an alternative retail space. Above the shop accessed via a private entrance at the side of the property is where you access the apartment. When entering the property there is an entrance hall and stairs leading up to a large kitchen with island, leading through to a grand light filled living room, tastefully decorated with fireplace and log burner. The living room has two large sofas and a full size dining table and chairs. On this level you have a large master bedroom looking over the back garden. On the next level you have 2 further bedrooms, these have been partitioned, the new owner could keep this as two separate bedrooms, or remove the stud wall to create a second larger bedroom. There is a shower room and separate toilet. There is also a large storage space in the loft. There is a cellar that has been turned into a fun bar area. There are a number of



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options when purchasing this property (subject to necessary permissions) : - Setting up your own business whilst residing above - Renting out the shop whilst living in the apartment above - Setting up a business and renting out the apartment - Renting out the shop and apartment Please note that this is being sold as a property and not a business. Anybody purchasing the shop and apartment would need to apply before turning it into a business. Price including agency fees : 130 300 € Price excluding agency fees : 119 542 € Buyer commission, tax included: 9%

## Algemeen

Slaapkamers: 3  
Badkamers: 1  
Afgewerkte vierkante meter: 131 m<sup>2</sup>  
Lot Afmeting: 222 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MLSM-T9383/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9383/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi79828

