

Former breton clog makers and shoe shop, living accommodation above the shop



## INFORMATION

Town:	La Chèze
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	100 m2

## IN BRIEF

Oozing charm, this former clog makers has enormous potential to renovate and convert into a fresh commercial premises having a prime location in La Chèze having the advantage of living accommodation above the former shop and an extended storage and workshop area behind, which include private parking.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Spread over three floor, ready for renovation this ground floor has a shop front onto the busy main road and is 70m<sup>2</sup>, with a kitchen area, a rear entrance hall with a toilet and washbasin, having a middle floor of the same proportions and an attic space to covert into living accomodation.

The rear is an extensive range of workshops, some with earthfloors over 35m in length and 3m wide.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES