



## Business Premises With Good Accommodation

### معلومات الوكيل

David Evans	اسم:
Cle France Ltd	اسم الشركة:
United Kingdom	بلد:
	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
+44 (1440) 820-358	هاتف:
English, French	Languages:
<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 93,361.34

موقع  
بلد: France  
الرمز البريدي: 28240  
نشر: 26/08/2024  
وصف:

Welcome to La Loupe, where this charming single-storey house offers a unique opportunity for first-time buyers or self-employed professionals. With a total area of 64 m<sup>2</sup>, this property skilfully combines a comfortable residential space with a commercial premises, formerly a living room, thus offering a versatility of use rare on the market.

**Main Characteristics:** Surface area: The main house includes a welcoming living room of 10.38 m<sup>2</sup>, a functional kitchen of 9 m<sup>2</sup>, a bedroom of 11 m<sup>2</sup> and a bathroom of 4.55 m<sup>2</sup>, as well as a toilet.

The adjoining commercial premises offers a surface area of 24.73 m<sup>2</sup>, ideal for a professional activity or potential for residential extension.

**Spacious Basement:** Enjoy a large 60 m<sup>2</sup> basement with access from the outside, offering additional storage space or the possibility of various arrangements according to your needs.

**Enclosed Garden:** The whole is completed by an enclosed garden, offering a private and secure outdoor space, on a total plot of 291 m<sup>2</sup>.

**Equipment:** Heating is provided by a gas boiler, offering optimal thermal comfort.

Sanitation is collective, connected to the mains drainage, ensuring practical and hygienic use.



**Advantageous Location:** This property benefits from a strategic location on a busy road in La Loupe, offering optimal visibility for any commercial activity.

In addition, it is in close proximity to shops, ensuring easy accessibility to essential services.

**Strong Points: Versatility of Use:** Ideal for first-time buyers wishing to combine home and professional project, or for self-employed professionals looking for a functional space for their activity.

**Visibility:** The location on a busy road offers optimal visibility for any commercial activity, promoting development and growth.

To summarise: This single-storey house with its adjoining commercial premises represents a rare opportunity on the La Loupe real estate market.

Whether you are looking for a first residential acquisition or a space to develop your professional activity, this property offers the ideal setting to realise your projects.

Don't miss this unique opportunity and contact us today to arrange a visit.

The department of Eure-et-Loir, located in the Centre region is only 1hr 30mins from Paris. The area is praised for the diversity of the landscape and the many activities on hand.

Formerly a play-ground for the King it now attracts the rich and famous, this modern department is a peaceful place with many assets such as rivers, ponds, lakes and forests. The two main nature areas being the Perche and the Beauce. Perche is a wild natural area and Beauce is made up of large open countryside.

Property in the area has much to offer as well. Plenty of Water Mills and Farmhouses can be found at reasonable prices. The rural idyll of peace next to the hustle and bustle of Paris makes it an ideal holiday destination.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Good

شرط:

**مشارك**

1

غرف نوم:

1

الحمامات:

291 م

حجم كبير:

## Utility details

نعم فعلا

Heating:

## Lease terms

Date Available:

## Contact information

IX6.039.928

IMLIX ID:

