



## Beau potentiel d'investissement



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 129,000

### Location

Country: France  
State/Region/Province: Brittany  
City: Plesidy  
ZIP code: 22720  
Posted: Mar 20, 2024  
Description: french to english

Located in Plésidy (22720), this 303 m<sup>2</sup> building offers a unique investment opportunity in a dynamic and attractive town. Close to essential amenities, this property benefits from an ideal location, between modernity and Breton tradition. The city offers a calm and pleasant living environment, close to preserved nature and offering quick access to local services.

Comprising 10 rooms spread over 3 levels, this building impresses with its living space of 303 m<sup>2</sup>, offering a wide range of potential uses. On the ground floor, a spacious commercial space with a bar and two bright rooms can accommodate up to 100 guests. The fully equipped professional kitchen adds a touch of modernity. Upstairs, a generous staff apartment consists of 5 bedrooms, a double living room, a renovated bathroom, a pantry and a storage room. The building also offers the possibility of creating additional accommodation in place of the business, thus offering appreciable flexibility of use. Roof redone in 2008. Insulation under roof with rock wool less than 10 years old, thus saving on the heating of the accommodation. Electric heating. Mains drainage

Built: 1920

### Common

Finished sq. ft.: 303 sq m  
Lot Size: 152 sq m



## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 288

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/AGHX-T541825/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T541825/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1271339

