



### Passais la Conception (61)

Very spacious property with over 100m<sup>2</sup> of retail space on the ground floor with 3 bedroom accommodation above that is in a good habitable condition with central heating plus there is a basement and courtyard. Situated in a popular village with shops and services.

*Ground floor:* Retail space of about 100 m<sup>2</sup>, laundry room.

*First floor:* Fitted kitchen (15m<sup>2</sup>) opening onto terrace, living room (23m<sup>3</sup>) with fireplace, 3 bedrooms (20m<sup>2</sup>, 15m<sup>2</sup> & 9m<sup>2</sup>) shower room with WC, separate WC.

Oil fired central heating, double glazing

2 Convertible attic spaces                  Basement with boiler room

Outbuilding with 2 rooms (17m<sup>2</sup> & 15m<sup>2</sup>) to renovate

Courtyard

**76,000 Euros**

*(Agency fees paid by the vendor)*

**YR832**

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These particulars are intended only to give a description of the property described herein. No warranty is given as to the accuracy of these particulars and Alliance accepts no liability in respect of the same. Nothing in these particulars is to be construed as an offer for the sale and no part of these particulars shall be deemed incorporated in any contract of sale unless specifically stated therein.

