

Town property. Ideal investment project with business potential.



INFORMATION

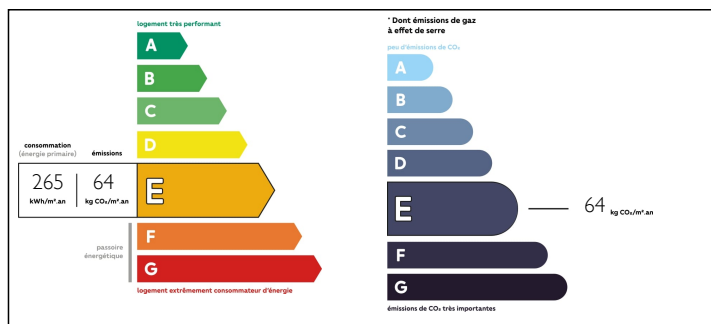
Town:	La Châtaigneraie
Department:	Vendée
Bed:	4
Bath:	1
Floor:	138 m2
Plot Size:	11 m2



IN BRIEF

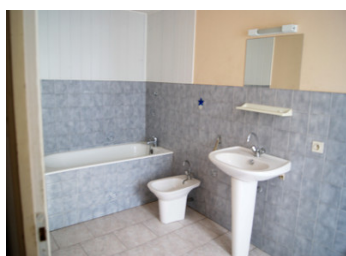
This property holds tremendous potential, presenting many possibilities for its future use and development. With its previous commercial background and the option to maintain a shop, convert it into a separate flat, or seamlessly incorporate it into the existing dwelling, the flexibility is enticing. Boasting two entrances, one facing the market town main square and the other accessible from the rear street, the property offers convenience and visibility. The interior features a well-defined layout, including spacious rooms, multiple levels, and amenities such as a cellar, courtyard, attic, and oil tank room. The ample space and various sections within the property provide an excellent canvas for creative redesign, ensuring that the potential of this property is truly exceptional.

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.



NOTES

DESCRIPTION

:Commercial premises:

A room (20m²) with a shop window and front door, leading to a hall (2.4m²) with cellar access (17m²) via steps.

WC facilities (1.3m²).

A kitchen (22m²) featuring a fireplace and a back door leading to the courtyard (11m²).

Living accommodation:

An entrance hall (10m²).

A bathroom (6m²).

A boiler room (5m²).

Additional WC facilities (2m²).

Stairs leading to the first floor, which consists of a kitchen (14m²), a living room (21m²), and a bedroom (13m²).

Stairs continuing to the second floor, where you'll find a spacious bedroom (20m²), a WC (2m²), and an additional bedroom (13m²) with a sloping ceiling. Outside, the courtyard (11m²) provides access to a covered area that leads to a gated rear entrance. Within this area, there is a room housing the oil tank. Above, an attic space (34m²) offers the potential for renovation into a separate living space or integration into the primary accommodation.

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