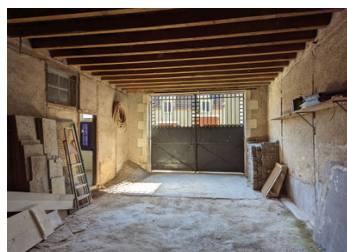
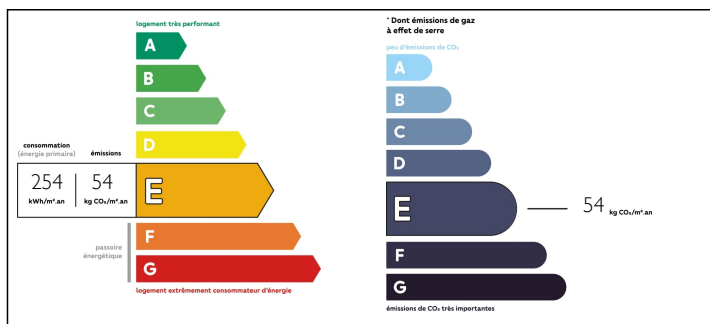


Business opportunity on Route de Compostelle.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Châteaumeillant
Department:	Cher
Bed:	6
Bath:	3
Floor:	284 m2
Plot Size:	921 m2

IN BRIEF

In the heart of historic Châteaumeillant, within easy walking distance of shops, bars and restaurants, this vast former shop, with living accommodation, actually comes with a second property, garden, courtyard and private parking. In addition, both buildings have elegant lofts that are crying out to be converted. Châteaumeillant is part of the original Berry region of central France, a little-known rural area boasting vibrant natural environments and unique wines, yet only 3 hours from Paris. This property is on an official route that follows the Vézelay pilgrimage path to Compostela in Spain.

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

The Main Property – This is a wonderful, character building with a grandiose feel and so much potential. In need of further renovation, existing tools and materials can be discussed as part of the sale. As well as the large shop area (50m²), there are two more large reception rooms and a bedroom with plumbing for ensuite on the ground floor. Upstairs, there is a self-contained apartment, which can be lived in while renovations downstairs are taking place. It has a fully fitted and equipped kitchen, a lounge/dining room with wood burner, 3 bedrooms and a bathroom with WC. Two beautiful staircases lead to two different attic spaces, ripe for conversion.

The Second Property – An adorable little house, full of character, is accessed from a different road. Again, in need of renovation, it has a kitchen and shower room on the ground floor, and two bedrooms (currently open as one) upstairs, plus a marvellous attic.

Outside – There is private parking in front of a large garage which has an ornate garage door and high ceiling. Behind that is a workshop, which leads to a sunny, paved, inner courtyard, and a peaceful garden further on, which isn't overlooked.

This property is an open book, ready for someone to write the next chapter. With designated commercial and habitable usage, not only is it a fantastic town house, it could also be re-opened as a shop with living quarters and gîte, or be developed as a hotel/B&B or...

LOCAL TAXES

Taxe foncière: 585 EUR

Taxe habitation: 732 EUR

NOTES