

Stone property in need of a full renovation with commercial potential. Price reduced to 36,600 HAI

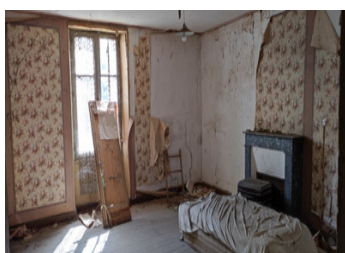
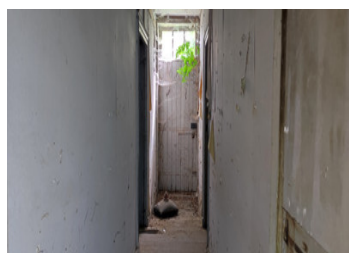


## INFORMATION

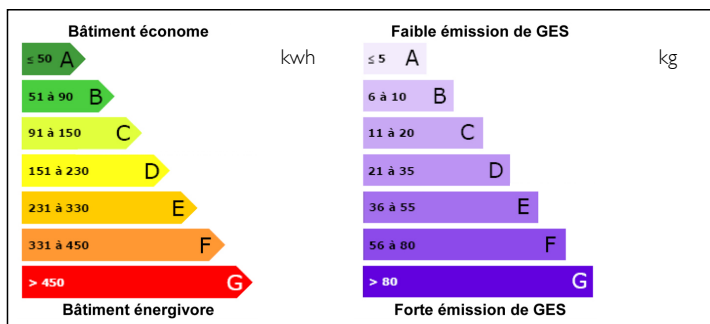
Town:	Limalonges
Department:	Deux-Sèvres
Bed:	3
Bath:	0
Floor:	212 m2
Plot Size:	735 m2

## IN BRIEF

Well situated for commercial visibility, this property offers a house consisting of 10 rooms over two floors and a large room of 95m<sup>2</sup> which was once used for a commercial business. The entire property is in need of renovation, but this gives you the opportunity to create a home and business to your liking.



## 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.



## DESCRIPTION

Entrance /passageway 7m<sup>2</sup>

Room 21m<sup>2</sup> with open fire

Room 11m<sup>2</sup>

Passageway 5m<sup>2</sup>

Room 20m<sup>2</sup>

Room 12m<sup>2</sup> with open fire

Room 27m<sup>2</sup>

Room 25m<sup>2</sup>

Large room 95m<sup>2</sup>

1st floor

Landing 7m<sup>2</sup>

Room 34m<sup>2</sup>

Room 5m<sup>2</sup>

Room 22m<sup>2</sup>

Room 15m<sup>2</sup>

Second floor :

attic space 80m<sup>2</sup>

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

## NOTES