

Pretty old renovated building on three levels, with shop, apartment, outbuildings and courtyard, in the center of a pleasant little town.



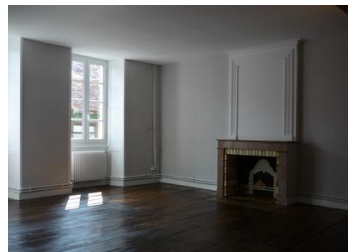
INFORMATION

Town:	VILLEBOIS LAVALETTE
Department:	Charente
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	0 m2

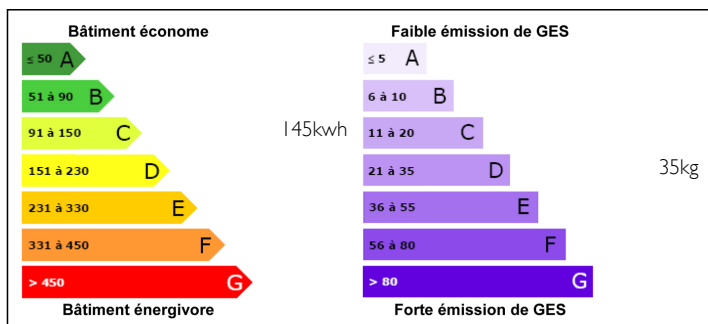


IN BRIEF

This nice town house of 220m2 , recently renovated, offers: a shop on the ground floor, an apartment on the first floor consisting of: kitchen, bathroom, living-room, office and four bedrooms, courtyard and workshops. Old parquet floorings and wooden stairs.



ENERGY - DPE



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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

Well situated on the market square, this town property offers a nice opportunity for a business.

The entrance is on the street, with: one access to the shop, and an independent access to the apartment.

On the ground floor is:

▣ a SHOP of 93m² with large windows and storage spaces

At the back of the store, there is access on the outside with:

▣ a COURTYARD of 40m²

▣ OUTBUILDINGS (77m²) offering additional development space

LOCAL TAXES

Taxe foncière:

1480 EUR

An independent entrance leads onto a corridor where a beautiful wooden staircase takes us to the landing of the first floor where is:

▣ a LIVING ROOM of 40m² with fireplace and parquet flooring

▣ a KITCHEN of 10m²

▣ a BATHROOM with large walk-in shower

▣ a BEDROOM of 10m²

▣ a BEDROOM of 15m²

▣ a toilet

On the second floor there is a large landing area of 10m² (which can be used as an OFFICE or a DRESSING-ROOM) deserving:

▣ a BEDROOM of 10m²

▣ a BEDROOM of 15m²

▣ access to the ATTICS (offering 35m² of additional space to convert)

Great potential for this building, offering space and character, ideally located on the market square, in the center of VILLEBOIS-LAVALLETTE with all its amenities. Perfect for a rental investment or a

NOTES