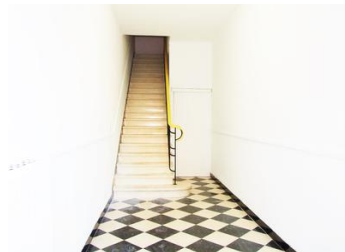


Brilliant business opportunity, nicely located shop with 2 bedroom apartment, second building. On the crossroad of three regions.



## INFORMATION

Town:	ST MATHIEU
Department:	Haute Vienne
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	0 m2

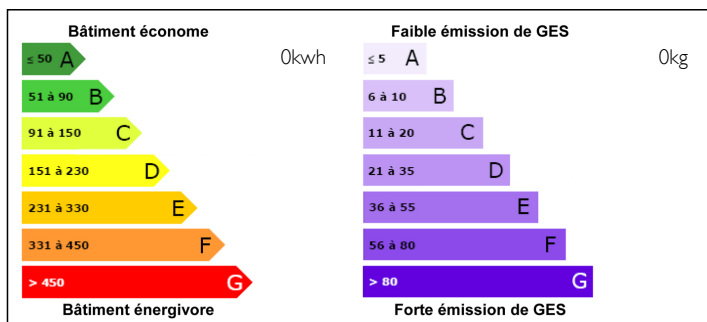


## IN BRIEF

In the center of active village, this property will provide à business premises with nice living accomodation and a building on 3 levels.



## 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

Shop with large window space on the main road.  
Large storage area. office and wc

Small garden with stone walls. shed .

Private entrance, apartment upstairs - large room serving : kitchen, living room, 2 bedrooms, bathroom, separate WC. small office/bedroom. All very bright, Immediately habitable.  
Top floor to fit out (very clean).

Plus building on 3 levels to develop.

At the limits of the Dordogne and Charente départements, in the Périgord Limousin National Park.

Limoges airport is 48 km away. Angouleme 56 km away, with its direct TGV rail links to the UK (via Lille) & Paris. Poitiers, Perigueux, Bordeaux & Bergerac airports are all within striking distance.



## NOTES