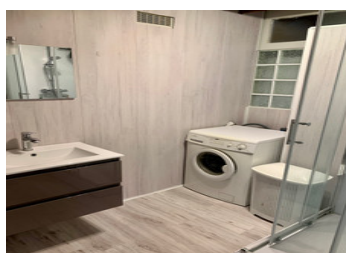


Old town house with commercial potential.



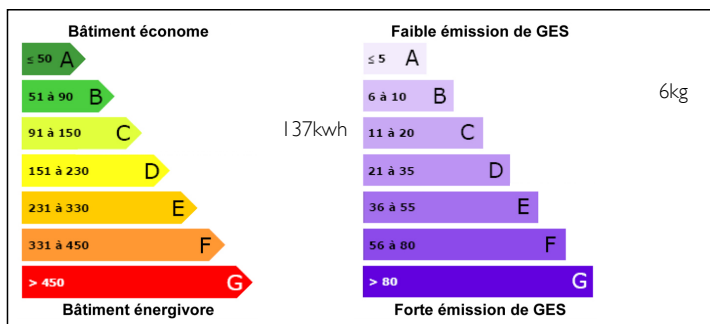
## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Saint-Front-sur-Lémance |
| Department: | Lot-et-Garonne          |
| Bed:        | 3                       |
| Bath:       | 2                       |
| Floor:      | 133 m2                  |
| Plot Size:  | 250 m2                  |

## IN BRIEF

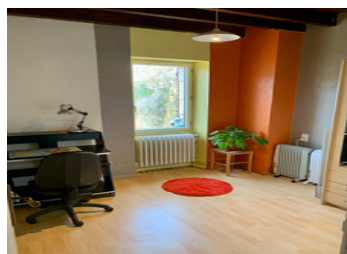
A detached town house with garden set within the walls of a town of historic interest. Sitting at the foot of the Chateau it offers great commercial potential or extended living accommodation. The current owner uses the ground floor as a gift shop and ice-cream parlour/creperie but this could easily be converted to additional living accommodation. A separate building over the pedestrianised road could be turned into a studio gite or guest accommodation (subject to planning permission)

## 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

Steps from the road lead up to the principal living accommodation on the first floor. The large living room (8m by 4m) includes a large open fireplace and old stone sink crafted by the masons from the chateau.

The kitchen comprises sink and drainer, gas hob, oven with space for fridge freezer. Large window and glazed door giving access to the terrace and garden.

Bedroom (4m by 3m) including cupboard and storage space

Bedroom (3m by 3m)

Shower room with hand basin and plumbing for washing machine

Separate toilet

Ground floor accommodation includes:

Large room currently used as a dining space (5m by 4m)

Shower room/toilet (3.5m by 2.6m)

Room with double door access to the street currently used as a gift shop

A boiler room with new air source heat pump

On the other side of the pedestrianised road there is a commercial space (4.5m by 5m) currently used as an ice-cream parlour and creperie. A large terrace provides dining space for visitors.

The level garden above the main house offers stunning views of the valley and the chateau above.

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Information about risks to which this property is exposed is available on the Géorisques website :

## NOTES