

Excellent commercial opportunity with shop window, main house (4 beds) and garden, in the centre of Fumel.



## INFORMATION

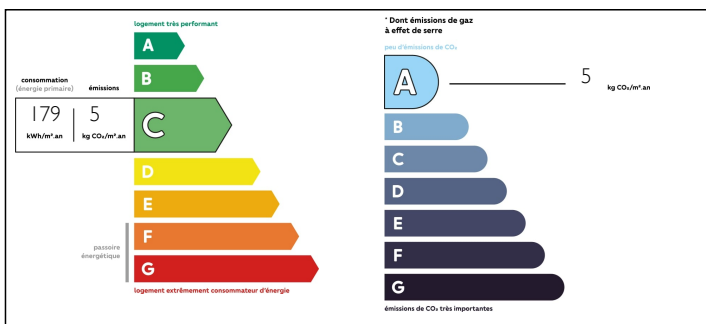
Town:	Fumel
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	100 m2

## IN BRIEF

This well presented property has so much to offer : spacious commercial premises on the ground floor (shopfront of almost 70 m<sup>2</sup> and additional back-office space of 60 m<sup>2</sup>) and a spacious family home linked to it. The main house has been tastefully updated by the current owners and offers welcoming and cosy living areas on the ground floor with 4 spacious bedrooms on the first floor. A must-see to fully appreciate everything this property has to offer !

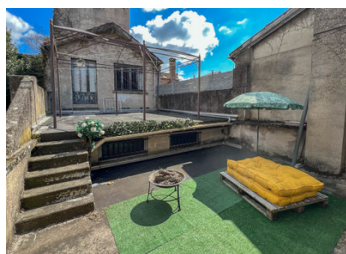


## ENERGY - DPE



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

**GROUND FLOOR :** the ground floor is really divided into 2 parts, with on one side the commercial premises, and on the other side the main living areas of the family home.

Commercial premises with shopfront (68,5 m<sup>2</sup>) with wood burner

Further storage/commercial space (62 m<sup>2</sup>) with stairs to first floor workshop (26 m<sup>2</sup>) with access to a roof terrace

Utility room (5,7 m<sup>2</sup>)

Living room (25,5 m<sup>2</sup>) with wood flooring

Kitchen/dining room (26 m<sup>2</sup>) fully equipped central kitchen island, pellet burner, doors to back garden

**FIRST FLOOR :**

Bedroom 1 (14,65 m<sup>2</sup>)

Bathroom (4,5 m<sup>2</sup>) with wash basin, shower, WC

Bedroom 2 (23 m<sup>2</sup>)

Bedroom 3 (20 m<sup>2</sup>) wood flooring

Bathroom (5,8 m<sup>2</sup>) to be renovated, currently with wash basin, bath with shower, bidet and WC

Bedroom 4 (19,7 m<sup>2</sup>) with wash basin, doors opening to roof terrace

**SECOND FLOOR :**

Attic space – could be converted

**EXTRA :**

Pretty garden over 2 levels

The property benefits from double glazing and mains drainage – heating is with pellet and wood burners

Well located, with shop window/commercial premises in the heart of the historic centre of Fumel

A great opportunity to purchase a large property with commercial premises offering lots of possibilities.

Fumel : all amenities within walking distance

Montayral : 3 km

Prayssac : 22 km

Penne d'Agenais : 22 km

Villeneuve sur Lot : 27 km

Bergerac airport : 60 km

Toulouse airport : 120 km

## LOCAL TAXES

**Taxe foncière: 1700 EUR**

## NOTES