

A commercial property to be completely renovated. A prime position in a beautiful market town.



INFORMATION

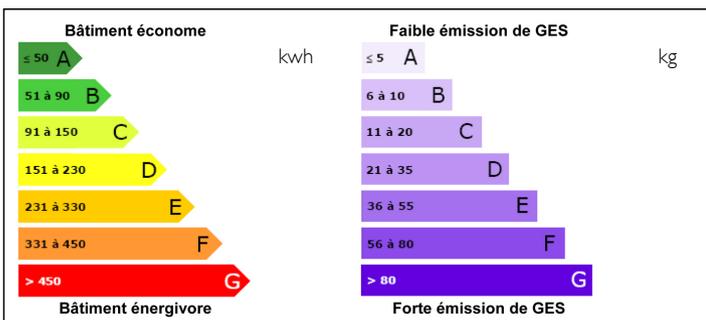
Town:	La Souterraine
Department:	Creuse
Bed:	0
Bath:	0
Floor:	250 m2
Plot Size:	30 m2

IN BRIEF

In a perfect position for a business opportunity, opposite the market square and ancient church, this busy town is crying out for a café bar, tearoom, B&B. A large building needing complete renovation. Electricity, water and mains drainage connected. A roof renewed in the last ten years and in good condition. The vendor has had architects drawings already done and permissions in place to start the renovations.



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

Entry from the front directly into an open plan split-level ground floor,(27.82,19.37m²) with staircase to the first floor, side entrance door, and through to the old kitchen (10m².) Access to the outside rear courtyard, with covered storage area. There is 250m² of habitable space to renovate.

On the first floor is another large open-plan space, beamed and with stone walls. The architect's drawings show this as accommodation made into two bedrooms and bathroom. A room with a fireplace and views out onto the market square ; this could be a salon, office area,(34.50m²).

On the second floor is the spacious attic showcasing the roof timbers and A frame, again with possibilities to make more living space here.

Outside is a small courtyard, and to the front, permission has been granted for a small terrace for tables. There is a cellar accessed from the front of the property.

The property must be used for a commercial business, and has lots of possibilities, and the living accommodation must be on the first floor.

The market town has over 500 students, and there is a railway station with direct trains to Paris and Limoges. With a weekly farmers' market, lots of supermarkets and boutiques, but seriously lacking in bars and tearooms, so a definite opportunity to be had.

For more information, please contact me directly.

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

LOCAL TAXES

Taxe foncière: **1533 EUR**

NOTES