

A prime location for this business property with apartment centre of a bustling market town

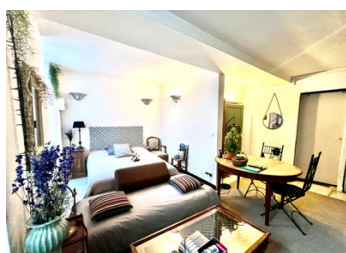


## INFORMATION

Town:	La Souterraine
Department:	Creuse
Bed:	1
Bath:	1
Floor:	110 m2
Plot Size:	0 m2

## IN BRIEF

Situated in a privileged location in the centre of this beautiful market town, this small shop is an ideal opportunity for anyone with a smaller budget looking to run their own business . With a one-bedroom apartment above.

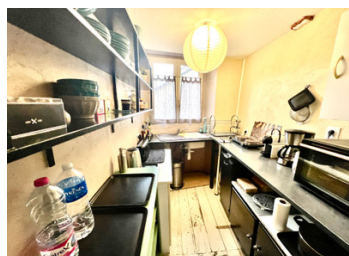


## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière: 1097 EUR

## NOTES

## DESCRIPTION

Stepping directly into the shop, 40m<sup>2</sup>, spacious for a range of business ideas, and with two workshops, 18m<sup>2</sup> and 15m<sup>2</sup>, and storage to the rear, internal steps down into the cellar with a vaulted ceiling, and rear access through gated from the front of the property.

The apartment, on the first has a small living/ dining room, 21m<sup>2</sup>, the current owner has made this also her bedroom, though there is a second room, 12m<sup>2</sup> which can easily be turned into a good size bedroom of its own.

There is a small compact but practical kitchen, 3.5m<sup>2</sup>, and a shower room, 3.50m<sup>2</sup>, with corner shower, sink and WC. The apartment is well presented, with a good use of the space.

On the second floor is a very spacious attic of 55m<sup>2</sup>, with a wonderful exposed beam structure, and showing the roof in good condition. This is an ideal space to create a master suite or more living space.

The property has electric heating and is connected to the mains drains, and has double glazing throughout.

It is being sold as only the property and not the business.

At present, the vendor continues to run the shop with a good deal of success in the town.

The market town has lots of amenities including boutiques, supermarkets, café bars and restaurants. There is a train station with direct trains to Paris and Limoges. And the nearest airport is Limoges, with daily UK flights.

If you would like more information on this property please contact me.

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Information about...