

UNDER OFFER Fantastic investment opportunity - shop / office space and four apartments



## INFORMATION

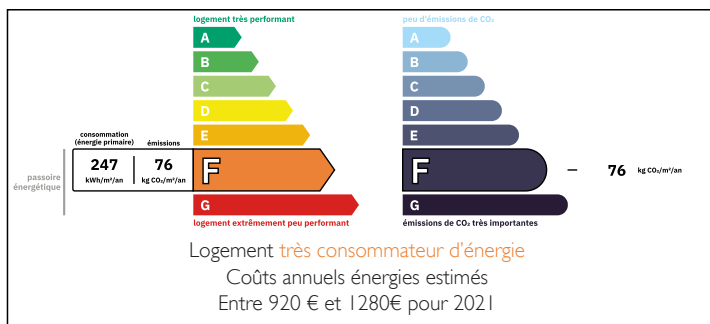
|             |              |
|-------------|--------------|
| Town:       | Châlus       |
| Department: | Haute-Vienne |
| Bed:        | 9            |
| Bath:       | 4            |
| Floor:      | 290 m2       |
| Plot Size:  | 315 m2       |



## IN BRIEF

Income potential for this large village building

## 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

Over three levels, the building consists of a one bedroom apartment and a shop or office space on the ground floor. The entrances for these units are at the front of the building.

The rear of the building gives access to a communal entry hall with stairs to the upper floors.

On the second floor, there is a large apartment of two bedrooms. The third floor is divided into 2 x one bedroom apartments.

Each letting unit has it's own meter for the electric, water, and oil fired central heating.

The property benefits from double glazed windows throughout.

There is a parking area to the side of the building.

An extensive renovation of the apartments is required but once done, your investment could yield an excellent return.

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

## LOCAL TAXES

**Taxe foncière: 881 EUR**

## NOTES