LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38601SSI16 Price: 59 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (53 000 EUR without fees)

Fantastic potential to create a town house style dwelling in the centre of an historic village















INFORMATION

Town:	Lesterps
Department:	Charente
Bed:	1
Bath:	1
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

With the recent retirement of the village butcher, this property is now available for someone else to transform it into either another business, or into a unique home. Located in between another house and the Heritage Museum in the centre of Lesterps, this building offers potential on every level. The ground floor is spacious, beginning with the former butcher's shop, flowing back into additional rooms behind the shop and the enormous garage area. The first floor offers a large, open-plan room with an old fireplace and old kitchen/ living area. The second floor offers two more rooms, plus an old shower room. There is also loft space above the second floor, plus a separate area above the garage. With some imagination and hard work this could be transformed into a very special property.

ENERGY - DPE

DPE not required.

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38601SSI16 Price: 59 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (53 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **941 EUR**

NOTES

DESCRIPTION

There is a front entrance directly into the former butcher's shop, and a rear entrance into the enormous garage area. From the front:
Ground floor
Former shop space of 18 m2 in a rough square shape, with an additional 4 m2 of an old cold storage room;
Behind this is another room of 8 m2, which then leads further back to the former meat storage and preparation area of 26 m2;
This leads finally to the garage, which is close to 100 m2 with a ceiling height of 3.30 metres. The garage door appears to be tall and wide enough to accommodate a camping car. There is storage, a cloakroom, toilet and hand basin in between the front of the building and the garage, therefore connecting the two areas nicely.
First floor
A narrow staircase leads directly to a large room of around 33 m2. This room contains an old fireplace and kitchen area.
Second floor
There is one large room of 26 m2, plus a second room of 6 m2 and then a shower room of 4 m2. Above this is an attic space of over 40 m2.
The property has no outside space, but is a very short walk to the communal park areas of the village.

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