LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42809GDU42 Price: 37 000 EUR

agency fees to be paid by the seller

Ideal investment property comprising a shop on the ground floor and a dwelling in need of complete renovation















INFORMATION

Town:	Boën-sur-Lignon
Department:	Loire
Bed:	0
Bath:	0
Floor:	240 m2
Plot Size:	0 m2

IN BRIEF

This building has great potential for renovation with a new roof.

Are you looking for new projects?

This property offers you the opportunity to create several flats or a beautiful townhouse, depending on your preferences.

240m² in total, currently comprising a commercial space on the ground floor, spread over 4 levels.

At the rear, you will find an enclosed courtyard with a small shed.

If you're not afraid of a bit of work, this property is definitely worth a visit!

ENERGY - DPE

DPE blank.

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.

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LOCAL TAXES

Taxe foncière: **800 EUR**

NOTES

DESCRIPTION

Building with high potential for value creation with new roof, ideal for division or land deficit operations.

Spanning approximately 240 m² over 4 floors, the property currently comprises commercial premises on the ground floor, offering the possibility of conversion or retention depending on your strategy.

Configuration suitable for:
-Creation of several residential lots
-Division for resale
-Optimised rental project
-Conversion into a townhouse with high added value

There is an enclosed courtyard with a shelter, a real asset in the town centre.

Complete renovation work is required, but the building is in good condition with a recent roof.

This property is suitable for experienced investors looking for a return on investment after renovation.

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

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