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Ref: A43514SGU47 Price: 31 600 EUR

agency fees to be paid by the seller

Live, Work, Create — Flexible Town Property with Real Potential















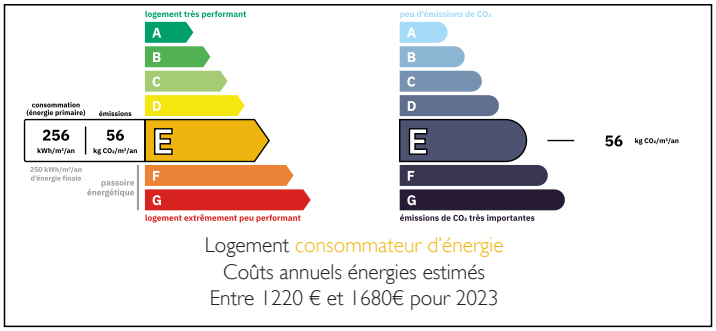
INFORMATION

Town:	Fumel
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	70 m2
Plot Size:	150 m2

IN BRIEF

Shop below, home above, garden behind and potential everywhere — a flexible town property in Fumel with internal access, attic to convert and exciting scope for business, investment or a complete lifestyle rethink.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1220 € et 1680€ pour 2023

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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NOTES

DESCRIPTION

Situated in the heart of the lively riverside town of Fumel, in the Lot-et-Garonne, this characterful town property offers an excellent blend of commercial space and residential accommodation, all within easy walking distance of shops, schools, and daily amenities.

The ground floor is currently arranged as a shop, comprising three adaptable rooms that could suit a wide range of uses — retail, office space, workshop, gallery or studio. With good visibility and passing foot traffic, it presents a strong opportunity for anyone looking to establish a business or generate income from a central location.

To the rear, the property benefits from a private garden — a rare and valuable feature for a town-centre property — offering outdoor space for relaxation, dining or further landscaping.

An internal staircase connects the commercial space to the upper floors, creating a natural flow throughout the property and allowing for flexible use as either a combined home and business or a fully residential conversion.

Upstairs, the accommodation includes two bedrooms and a recently renovated shower room, providing a comfortable starting point. The kitchen, complete with a useful larder, opens onto a seating or dining area, creating a practical and sociable living space.

A further staircase leads to the attic, which offers significant additional potential. Subject to the necessary permissions, this space could be converted to provide further accommodation — whether as extra bedrooms, a home office, or even independent living space.

While the property is perfectly habitable as it stands, it would benefit from modernisation...