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Ref: A44338ANM16 Price: 88 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 000 EUR without fees)

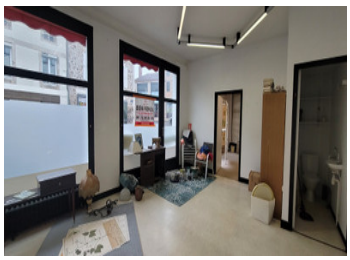
## Shop with 2-bed apartment above and potential to create a two-storey home in central Chabanais















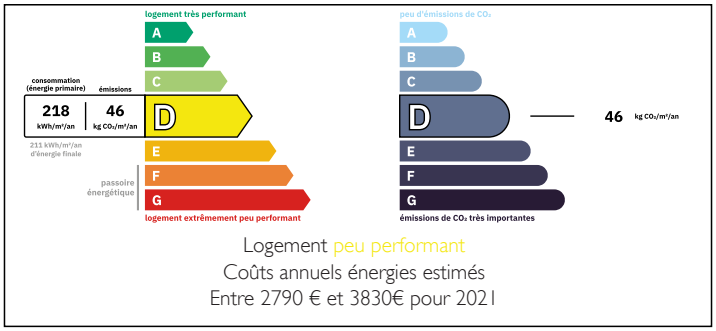
# INFORMATION

| | |
|---|---|
| Town: | Chabanais |
| Department: | Charente |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 145 m2 |
| Plot Size: | 0 m2 |

# IN BRIEF

A versatile 145 m² property in central Chabanais, currently arranged as a 2-bedroom apartment above a ground-floor commercial unit, office and utility room. Subject to the necessary permissions, the ground floor could potentially be converted to residential use, creating a larger two-storey house. The apartment includes an equipped kitchen, bright living/dining room, modern shower room and separate WC. A large dry cellar provides useful storage and houses the new gas central heating system. Fibre, mains drainage and amenities within 2 km add to the practicality.

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2790 € et 3830€ pour 2021

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

This versatile property in the centre of Chabanais offers approximately 145 m² of space and combines a ground-floor shop with a comfortable 2-bedroom apartment above.

The current layout makes it particularly interesting for a buyer looking for both residential and commercial space, an investment property, or a building with future potential.

The apartment is located on the first floor and is accessed by a wide staircase fitted with a stairlift. It benefits from sound proofed double glazing.

The accommodation includes a separate fully equipped kitchen and a bright living room with a dedicated dining area. There are two well-proportioned bedrooms, a modern shower room and a separate WC.

On the ground floor is the existing shop, which has its own WC, together with a separate office and utility room.

One of the most interesting possibilities is the potential to convert the ground-floor shop into residential accommodation. Subject to the buyer obtaining the necessary planning and change-of-use permissions, the property could potentially be transformed into a larger two-storey house.

A large dry cellar provides useful additional storage and also houses the new gas central heating system.

The property is connected to mains drainage and benefits from fibre-optic internet, water and electricity.

Its central position in Chabanais means shops, services and everyday amenities are within easy reach, while Limoges airport is less than 50 km away.

With approximately 145 m² of existing space, a shop