LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44985HAT19 Price: 249 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (233 000 EUR without fees)

A wonderful commercial opportunity. Two high-quality, refurbished townhouses: B&B or shop







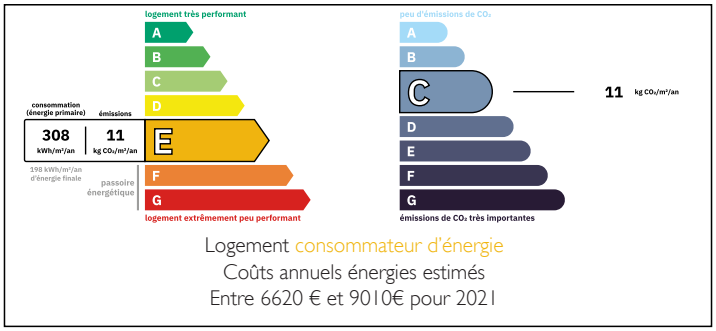








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6620 € et 9010€ pour 2021

INFORMATION

Town:	Treignac
Department:	Corrèze
Bed:	4
Bath:	4
Floor:	281 m2
Plot Size:	164 m2

IN BRIEF

Two beautifully renovated townhouses with commercial potential. These two interconnected houses offer so much potential. More details can be found in the detailed description. The properties have been thoroughly and meticulously restored by the current owner, with great attention to detail. In some places, the old city wall is visible within the property

Ground floor: entrance from the street, a large room with a fireplace adjoining a second large room, which also has its own entrance. Access to the living room with a fireplace on the mezzanine level. A kitchenette, utility room and toilet. Two service entrances. First floor: an office and a bedroom with an en-suite bathroom. Second floor: two bedrooms, both with en-suite bathrooms. A room with a fireplace and access to a balcony and the kitchen. Third floor: a bedroom with a bathroom, and a separate...

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: **1800 EUR**

NOTES

DESCRIPTION

This characterful townhouse in the medieval town centre of the tourist town of Treignac is sure to impress you. It was most recently used as a three-bedroom bed and breakfast. However, it offers so many other possibilities. As it originally comprised two separate properties – retail spaces with apartments above – it has great potential to help you realise your (commercial) dream. A major advantage is that it was thoroughly renovated in 2019 with great attention to detail and to a high standard. Among other things, the electrical system has been completely renewed, new water pipes have been fitted, and double glazing and insulation have been installed. As all this work has already been completed, you can quickly focus on other activities. For instance, there are two large spaces directly facing the street, both with their own entrance. Ideal for setting up a shop or a catering business. The rooms above these spaces can be used as living accommodation. If this is too large, you can also split the properties. However, as both properties have their own service entrance, you can also separate the retail area from the residential area. The retail spaces can be used for your own business or let out to generate a steady monthly income.

As it stands, the property is run as a bed and breakfast/B&B. Entering the property through the entrance hall takes you into the large room with a beautiful fireplace, measuring approximately 25 m²; this currently...