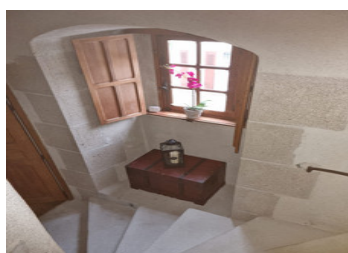


Lovely town property with shop and 2 apartments in centre of spa town Evaux les Bains, immediate rental income

EXCLUSIVE



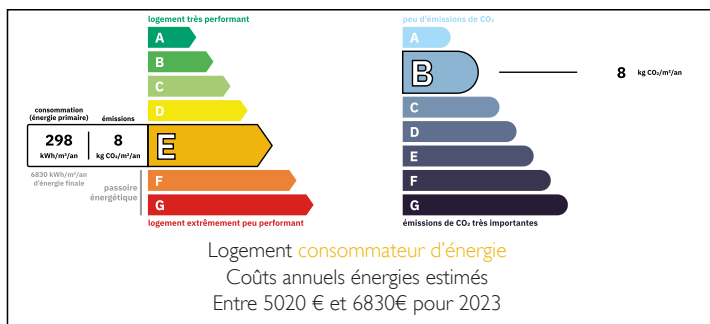
INFORMATION

Town:	Évaux-les-Bains
Department:	Creuse
Bed:	3
Bath:	2
Floor:	197 m2
Plot Size:	0 m2

IN BRIEF

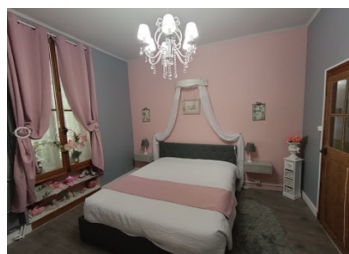
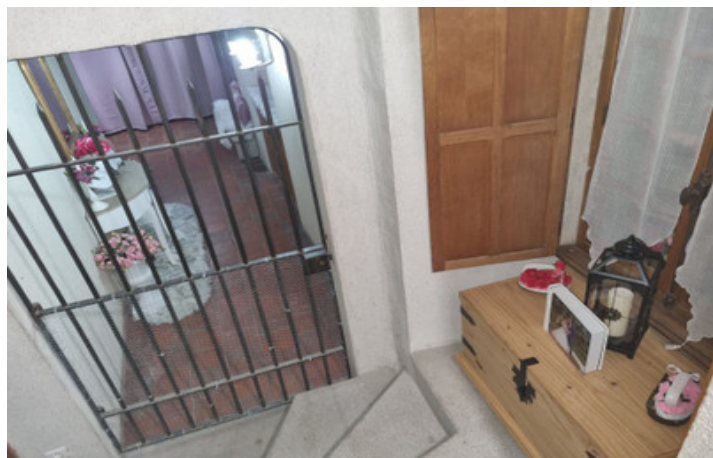
This lovely old 'châtellenie' de 1638 is situated in the heart of 'spa town' Evaux les Bains. It is full of character and the authentic elements such as the original stone spiral staircase, big stone chimney's and beamed ceilings takes you back to the Middle Ages. The property consists of a flower shop on the ground floor (actually rented), and 2 good sized separate apartments on the first and second floor of which one is a seasonal rental and the other one is lived in by the owners. An interesting property that can be used to live but also has immediate income potential. Evaux les Bains, known for its thermal bath, is situated at approx 26 km from Montluçon (nearest train station), 83 km from Clermont-Ferrand, 137 km from Limoges (both international airports) and 90 km from Mont...

ENERGY - DPE



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.



DESCRIPTION

Ground floor:

- Entrance hall with boiler room, separate toilet, and access to the shop (10 m2)
- Storage space
- Shop with kitchen block and little office room (90 m2)

Rental income shop: approx 4200 euro's per year

First floor, apartment 1:

- Living area with stone chimney (53 m2)
- Equipped kitchen (17 m2)
- Bedroom (13.5 m2)
- Bathroom (shower, sink) (11 m2)
- Landing (13 m2)
- Separate toilet

Rental income apartment: approx 6300 euro's per year

LOCAL TAXES

Taxe foncière: 2500 EUR

Second floor, apartment 2:

- Living area with kitchen and stone chimney, little balcony (51 m2)
- 2 bedrooms (13, 14.5 m2)
- Landing (14.5 m2)
- Separate toilet
- Bathroom

Convertible attic above, vaulted cellar underneath with pellet storage

Heating: Newly installed pellet central heating

Insulation: The property is not insulated, the windows are single glazed

The property is connected to mains drainage

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

NOTES