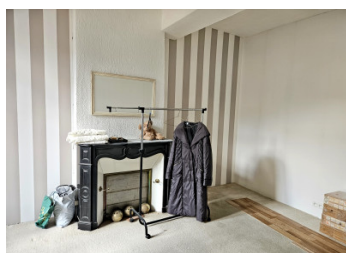


Commercial Space (Brocante) & 2-Bedroom Apartment in the centre of Châlus.

EXCLUSIVE



INFORMATION

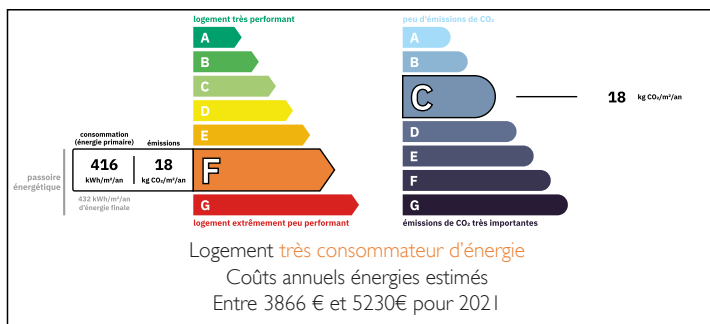
Town:	Châlus
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	80 m ²
Plot Size:	438 m ²

IN BRIEF

Running a brocante here is the ultimate way to integrate into French village life. It's not just a business; it's a social hub where locals and tourists stop by daily for a chat, making it the perfect setup to meet people and become part of the community.

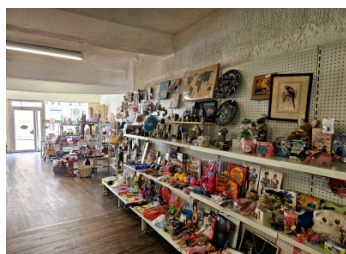
In the heart of Châlus! This mixed-use property features a massive 200 m² ground-floor commercial showroom (currently operating as a popular brocante) combined with a neat, partially renovated 80 m² 2 bedroom apartment upstairs. Complete with a private courtyard, a full-length cellar, and a large garage opening onto Rue Richard Cœur de Lion, it is the ultimate setup to combine a lifestyle change with a business project. Offered at only €67,500 FAI.

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.



LOCAL TAXES

Taxe foncière: 2087 EUR

NOTES

DESCRIPTION

Located in the historical center of Châlus, a town famous for its medieval heritage and connection to Richard the Lionheart, this substantial property offers a unique live-work opportunity or a high-yield investment. The ground floor is currently utilized as a thriving "brocante" (antique shop), which proves highly popular with locals and tourists alike, all year around.

The Ground Floor Commercial Space (Approx. 200 m²)

The commercial area boasts an expansive 200 m² open-plan showroom with large display windows facing the main street, providing maximum visibility. This versatile area can easily fit any retail business, a gallery, a workshop, or continue as an brocante. It also includes a big garage on the backstreet for cars or storage. Please note that the shop area is currently unheated, leaving room for the new owner to install a system tailored to their specific trade. Spanning the entire length of the shop is a huge basement cellar

.The Residential Apartment (Approx. 80 m²)

On the first floor, you will find a bright and airy 80 m² apartment that has been partially renovated. The layout includes a living room with a functional kitchenette, two good-sized bedrooms, an additional flexible room (perfect as a separate dining room, and a bathroom with a toilet. Above the apartment is a vast open attic, showcasing a beautiful roof structure. This space offers incredible conversion potential to increase the living area (the presence of asbestos on the roof tiles in the attic is transparently documented in the survey reports).

The...