LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48813FEV46 Price: 143 500 EUR

agency fees to be paid by the seller

Character Village House with Commercial Space, Workshop & Garden – Prayssac















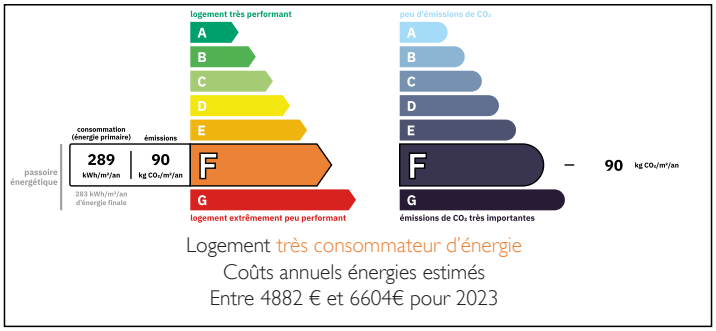
INFORMATION

Town:	Prayssac
Department:	Lot
Bed:	2
Bath:	1
Floor:	140 m2
Plot Size:	562 m2

IN BRIEF

Ideally located in the heart of Prayssac, this character property offers a wealth of possibilities, comprising a spacious village house, commercial premises, a former independent workshop and a private garden. Perfect for combining home and business, developing a commercial venture or simply enjoying a charming village lifestyle within easy walking distance of all amenities.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4882 € et 6604€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48813FEV46 Price: 143 500 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**50 EUR**
Taxe habitation:	**250 EUR**

NOTES

DESCRIPTION

Located right in the heart of Prayssac, this charming village property offers approximately 140 m² of living accommodation, together with commercial premises of around 80 m², a further 80 m² of convertible attic space and a separate stone building of approximately 40 m², formerly used as a workshop / atelier.

A property full of character and possibilities, offering great flexibility for a family home, a business venture or an exciting combination of both.

Ground Floor:
The 16 m² entrance hall leads to a 12 m² utility room and provides access to the commercial premises, measuring approximately 80 m².

With an attractive shopfront window and plenty of natural light, this versatile space offers excellent potential for a retail business, craft workshop, professional practice or independent activity. There is also a WC which could be adapted to suit the requirements of the new owners.

First Floor:
The main living accommodation comprises a spacious and welcoming open-plan area incorporating the kitchen, lounge and dining room.
There are three bright and generously proportioned bedrooms measuring approximately 21 m², 14 m² and 14 m² respectively, providing comfortable accommodation for family and guests.
Two shower rooms, each with WC, provide additional everyday convenience.

Extending from this floor, a terrace of approximately 30 m² offers a lovely space for outdoor dining and enjoying the warmer months.

Further Potential:
The attic space, measuring approximately 80 m², offers excellent scope for conversion, subject to the necessary planning permissions and building