

Business opportunity – 2 houses to renovate on the Route de Compostelle.

EXCLUSIVE



INFORMATION

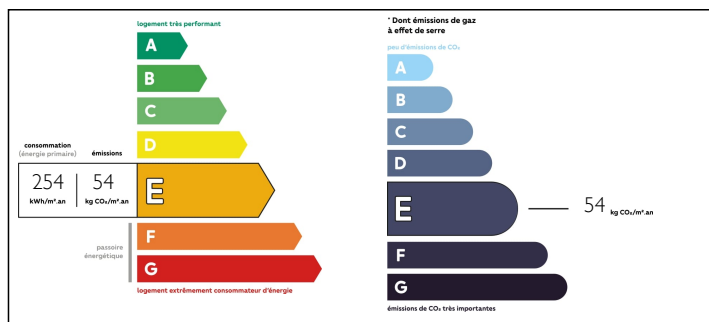
Town:	Châteaumeillant
Department:	Cher
Bed:	6
Bath:	3
Floor:	284 m2
Plot Size:	921 m2

IN BRIEF

In the heart of historic Châteaumeillant, within easy walking distance of shops, bars and restaurants, this vast former shop, with living accommodation, actually comes with a second property, garden, courtyard and private parking. In addition, both buildings have elegant lofts that are crying out to be converted.



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

The Main Property – This is a wonderful, character building with a grandiose feel and so much potential. In need of further renovation, existing tools and materials can be discussed as part of the sale. As well as the large former shop area (50m²), there are two more large reception rooms and a bedroom with plumbing for ensuite on the ground floor. Upstairs, there is a completely renovated self-contained apartment, which can be lived in while renovations downstairs are taking place. It has a fully fitted and equipped kitchen, a lounge/dining room with wood burner, 3 bedrooms and a bathroom with WC. Two beautiful staircases lead to two different attic spaces, ripe for conversion.

The Second Property – An adorable little house, full of character, is accessed from a different road. It is in need of full renovation, and has a kitchen area and shower room on the ground floor, two bedrooms (currently open as one) upstairs, and a marvellous attic.

Outside – There is private parking in front of a large garage which has an ornate garage door and high ceiling. Behind that is a workshop, which leads to a sunny, paved, inner courtyard, and a peaceful garden further on, which isn't overlooked.

These two properties are an open book, ready for someone to write the next chapter. With designated commercial and habitable usage, they could be fantastic town houses, shops/artisan spaces with living quarters, or apartments/B&Bs/hotels.

Châteaumeillant is a lovely town of Roman origins, with ancient...

LOCAL TAXES

Taxe foncière: 585 EUR

Taxe habitation: 732 EUR

NOTES