

MODANE - Semi-detached property in the centre of town with ground floor shop, two flats, cellar and loft.

EXCLUSIVE



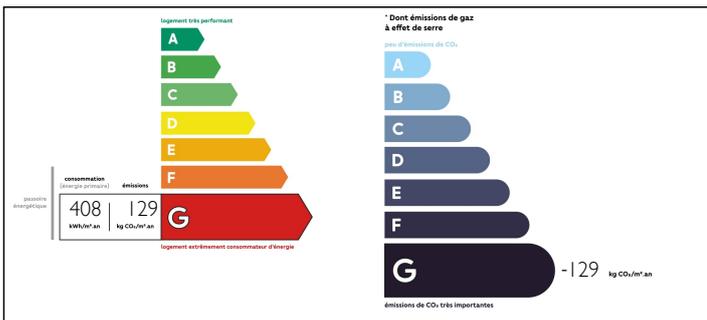
INFORMATION

Town:	Modane
Department:	Savoie
Bed:	4
Bath:	1
Floor:	136 m ²
Plot Size:	0 m ²

IN BRIEF

Semi-detached five-storey building on the market square and opposite the town hall in Modane, Savoie, featuring: - A basement with external access (great workshop space), - A shop on the ground floor (43,76 m²), - A two bedroom apartment on the 1st floor (45,15 m²), - A second two bedroom apartment on the 2nd floor (47,11 m²), - Loft space with potential for development. The building is in good condition but needs renovating on the inside. The configuration lends particularly well to either a shop/ business with family home over two floors, or a shop/ business and two independent apartments. The local urban masterplan does not allow for the usage of the ground floor to be changed to residential accommodation. The building is connected to mains electricity, water and drainage, with current installation of oil-fired central heating for the first two floors. Video of the property available upon request.

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

This property was a busy hairdressers and family home in its prime. It sits slightly back from the market square, opposite a café-tabac-PMU, bakery, pharmacy, restaurants and the town hall. It is the ideal location for a local business with 43,76 m² available on the ground floor, as well as the basement with an independent external access. From the main door, a stairway leads up to the first landing, and the first apartment measuring 45,15 m². This apartment is habitable, but would benefit from modernisation, and can be easily opened up. The space is bright, with a more than respectable distance to the neighbouring properties (no immediate vis-à-vis). There is a second apartment of 47,11 m² on the second floor which needs more work, notably to add a bathroom and functioning kitchen. A staircase then takes you up to the loft, which has a decent height (but under 1,80 m) and can be converted into living space. Electricity, water and mains drainage are connected.

The upper 3 floors would make a lovely family home, with an open-plan living space on the first floor, and bedrooms/ office/ playrooms on the second and third floors. However, depending on the chosen configuration, this property also has strong investment potential, by renting out the ground floor as commercial space, plus 1 or 2 apartments and a studio on the top floor. Proximity to the Lyon-Turin freight line building site means a regular flow of site workers looking for...

LOCAL TAXES

Taxe foncière: 600 EUR

NOTES