

2 houses in village - excellent Business Potential – Prime Location!



INFORMATION

Town:	Lathus-Saint-Rémy
Department:	Vienne
Bed:	3
Bath:	2
Floor:	96 m ²
Plot Size:	50 m ²

IN BRIEF

Rare Opportunity: Charming Village Properties with Exceptional Potential!

Discover two delightful village homes, side by side, in a highly accessible location. Perfect for commercial or residential use, these properties offer endless possibilities for entrepreneurs, investors, or anyone seeking a serene yet strategic setting.

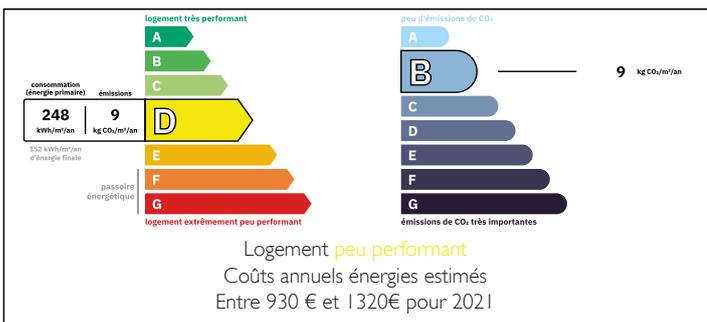
Two Homes, Endless Possibilities

Whether you envision a dual rental investment, a multi-generational living arrangement, or a single spacious residence, these properties can adapt to your plans. Live in one, rent the other, or maximize income with both—it's your choice!

Prime Location with Local Amenities

Everything you need is within walking distance: grocery store, tobacconist, bank, hairdresser, florist, two boulangeries, and the train station. Enjoy the

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

First House - Ground Floor Layout

Enter through Garage - 5.5m x 4m.

Contains hot water tank

Potential for conversion into an additional room or kitchen to optimize space

Door leads to the living room/dining area - 8.2m x 3.6m

Kitchen located in one corner

Features a wood-burning stove

Doors lead to

Bathroom - toilet, handbasin and shower

Bedroom 1: 2.9m x 4m

Bedroom 2: 2.9m x 4m

Access to Garden and Side passage from the living area

LOCAL TAXES

Taxe habitation: EUR

NOTES

Second House

Attached to the first house.

It benefits from a private entrance from the street leading directly into a spacious lounge/dining room and kitchen area - an ideal open-plan living space: 5m x 4.2m. It is in need of some updating but ideal small opportunity for putting your own stamp on it.

Upstairs accommodation includes

Bedroom 3.8m x 3.2m

Shower room 1.8m x 1m

Separate toilet

Storage cupboard

Location

Located in the sought-after village of Lathus St Remy, this property is ideally placed within walking distance of local amenities including:

2 bakeries / Convenience store / Tabac / Hairdressers / Florist / Wood yard / Garage / Hardware store / Doctors and school

Accessibility:

Approximately 1 hour from both Poitiers and