

MODANE - UNDER OFFER - 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 m2 |
| Plot Size:  | 0 m2   |

## 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 m<sup>2</sup>),
- A two bedroom apartment on the 1st floor (45,15 m<sup>2</sup>),
- A second two bedroom apartment on the 2nd floor (47,11 m<sup>2</sup>),
- 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.

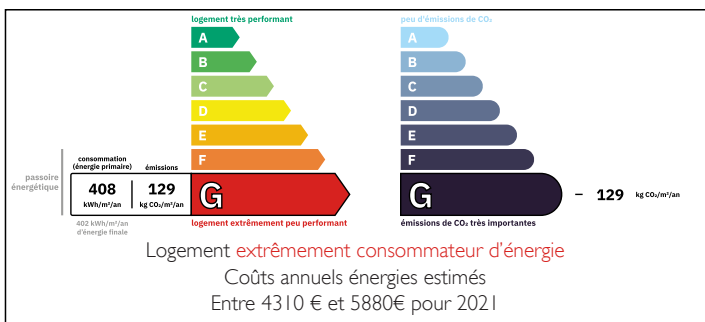
The local urban masterplan does not allow for the

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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.



## ENERGY - DPE





## 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 m<sup>2</sup> 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 m<sup>2</sup>. 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 m<sup>2</sup> 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**

**Taxe habitation: EUR**

## NOTES