

## UNDER OFFER Apartment with ground floor retail space in charming market town

EXCLUSIVE



## INFORMATION

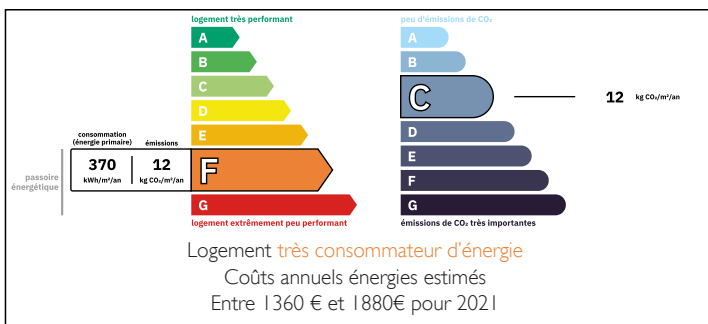
Town:	Felletin
Department:	Creuse
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	0 m2

## IN BRIEF

This is a rare opportunity to buy a property in the centre of this popular and friendly market town. Back in the day it was the workshop of the local knife maker and umbrella repairer.

Felletin has most facilities and is home to international music festivals and it's well-known « Fete de La Laine » every October. The building is on the main street, a stones through from the Grand Café, the great pizzeria, craft shops and the town square. The whole area is pedestrianised every Friday for the popular market, where much of the produce is local.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The building is double aspect on three floors. It can be entered from the front (currently a little gift shop) or from the rear. The beautiful granite building retains its original charm, and is ready to move into. The old oak floors and stone features have been carefully retained. In the external pictures the property for sale has red wooden shutters.

The ground floor is wheelchair accessible. It is a gift shop at the moment but it could also be converted with the usual permissions to increase the living space. There is a sewing/craft area behind the shop, and a store with a toilet. You can step out into the Friday market, just next to the organic bread and cheese stands, and the pottery stand opposite.

To the rear a separate external door and corridor give access to the cellar and stairs to the first floor. There is an interconnecting door between the shop and this corridor. On the first floor a large, bright sitting/dining area has two windows facing to the rear, and the tastefully fitted kitchen to the front.

On the next floor there is a sitting/sleeping area leading to the large back bedroom with fitted wardrobes, and two windows to the rear. The bathroom has an above-bath shower and space for a washing machine.

The loft, accessed via another closed-off staircase is large and high. The roof was replaced around 9 years...