

Renovation Opportunity in a Historic Foundry Town Undergoing Exciting Regeneration—Great Potential!



INFORMATION

Town:	Fumel
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	240 m2
Plot Size:	305 m2



IN BRIEF

This property offers an incredible opportunity in the heart of a historic foundry town undergoing significant regeneration, with the Lot River now nearly fully navigable. The property features a shop front and a spacious commercial room, offering excellent potential for business ventures. Inside, there is a kitchen, three bedrooms, and several outbuildings, all centred around a rare, large garden—uncommon for a town property. Ready for a complete renovation, this versatile space can be transformed into a large family home or multiple apartments. It's an ideal investment for a visionary looking to capitalise on the town's revitalisation.

ENERGY - DPE

DPE not required.

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

Located in the historic town of Fumel, in the Lot-et-Garonne, this property presents a unique opportunity for those seeking a renovation project with significant potential. The house, currently in need of full refurbishment, offers extensive accommodation across three levels, including the possibility to expand the living space into the loft area.

Ground Floor:

The ground floor is composed of several rooms, each with a distinct purpose, but all requiring renovation. Upon entering, you are greeted by a salon that leads to a commercial space, ideal for a business venture given the property's prime location. Adjacent to the salon is the kitchen, which, while in need of modernisation, offers a functional layout. A cold room provides additional storage space, while a laundry room and WC add to the floor's practicality. The ground floor also features two cellars, perfect for wine storage or as utility spaces, and a courtyard that could be transformed into a charming outdoor area.

First Floor:

The first floor hosts the main living quarters, all requiring significant updates. There are three bedrooms, each offering ample space and natural light, though they will benefit from a complete renovation to meet modern standards. A bathroom and a second WC serve this level, and there is another laundry room which could be repurposed to suit your needs. The first floor also features a terrace that overlooks the garden, a rare find in town properties, providing a private outdoor space for relaxation or entertaining.

Second Floor:

The second floor is where the...

LOCAL TAXES

Taxe foncière:	1720 EUR
Taxe habitation:	EUR

NOTES