

Well-presented, spacious property on 4 levels with multiple possible residential and commercial uses



INFORMATION

Town:	Bourganeuf
Department:	Creuse
Bed:	7
Bath:	3
Floor:	276 m2
Plot Size:	262 m2



IN BRIEF

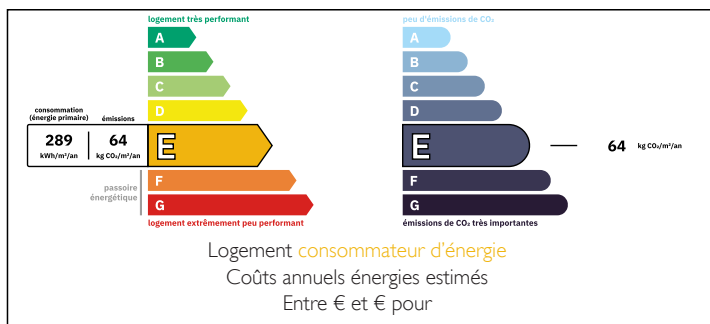
You may be 3 families all wanting separate living accommodation (plus commercial - or garage - space below), you may be looking for a big home, or you may be looking at an investment property with three large apartments and a commercial space. All of these are possible with this flexible accommodation.

This large town house is located in the historic town of Bourganeuf, well-known for its "Zizim" tower, within walking distance of all amenities, yet not far by car from swimming lakes and the beautiful countryside of the Creuse.

This area has a tranquil quality of life and attracts holidaymakers looking for nature, outdoor activities and traditional towns and villages.

The nearest airport is Limoges (approx 1 hour) and the nearest train station (for Paris and other major

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

At street/basement level there is a very large, open, commercial space with display window frontage, which was an antique shop and originally garages. There is a store room and boiler room to the rear.

On the first floor (ground level at the rear) the spacious accommodation, with high ceilings and an airy corridor, comprises a kitchen (patio doors to the terrace), a large dining room and salon with double doors allowing for a large connected space, 2 bedrooms, bathroom with shower, and separate toilet.

On the second floor there is a kitchen, salon, 3 bedrooms, shower room, utility room, and separate WC. Again the ceilings are high making this floor light a spacious.

On the third floor there is a loft conversion with a large open plan living space/kitchen, 2 bedrooms, a shower room and separate WC.

The whole property is double-glazed with oil-fired central heating. The DPE is E. There is mains drainage.

The terrace and outside space is approx 70m² of the total area of the parcels. It is functional, easy to maintain, and well laid-out. There is rear access via a gate to the street behind. The whole garden is walled and is on two levels.

The property is ready to move into, and already has one tenant in the loft apartment (lease expires Dec 2026).

If you want a property which could be both a source of income and a home, this is well worth...

LOCAL TAXES

Taxe habitation: EUR

NOTES