

Unique Opportunity in the Heart of Saint-Savin – Commercial Space with Spacious Living Above

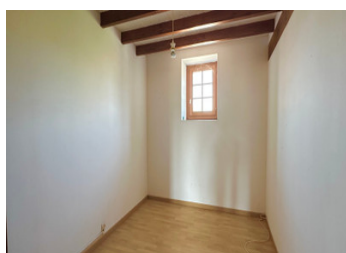


INFORMATION

Town:	Saint-Savin
Department:	Vienne
Bed:	3
Bath:	2
Floor:	133 m2
Plot Size:	1 m2

IN BRIEF

Commercial & residential gem in Saint-Savin's main square! Shop space below, 3-bed apartment above, just steps from the UNESCO-listed Abbey.



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 right on the charming Place de la Libération in Saint-Savin, this versatile property offers the perfect blend of business potential and comfortable living. With the UNESCO-listed Abbey just steps away, foot traffic and year-round visitors add value to this central location.

The ground floor features a street-facing commercial space, ideal for a shop, studio, gallery, or office, with an additional rear room that could serve as a workshop or kitchen area. Toilet present on this level.

Upstairs, the two upper floors form a bright, spacious apartment with incredible views over the bustling square. The first floor is partially renovated and ready to be finished to your taste, offering open-plan potential for a kitchen, dining, and lounge space.

The top floor includes two double bedrooms, a bathroom, and an office area—perfect for working from home or welcoming guests.

Whether you're an entrepreneur, investor, or someone dreaming of a vibrant village lifestyle, this property ticks all the boxes.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>