

## Prime Investment Opportunity in the heart of a quaint French town



## INFORMATION

<b>Town:</b>	<b>Castillonnès</b>
<b>Department:</b>	<b>Lot-et-Garonne</b>
<b>Bed:</b>	<b>2</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>230 m2</b>
<b>Plot Size:</b>	<b>0 m2</b>



## IN BRIEF

This characterful mixed-use building in the heart of Castillonnès offers prime commercial and residential potential. It features a spacious ground-floor shop with independent access and two upper-level apartments, one under renovation and one ready for redevelopment. Additional spaces include a garage with loft, attic ideal for conversion, and charming period features throughout. With dual access points and excellent visibility, it's perfect for investors or live/work setups. A rare opportunity in a vibrant town centre with generous space and immense potential.

## ENERGY - DPE

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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

Superbly located in the vibrant and bustling town of Castillonès, this characterful mixed-use building offers exceptional potential for investors, entrepreneurs, or those seeking a project with solid commercial and residential prospects.

With dual access from both the front and rear, the property comprises a spacious commercial shop on the ground floor with independent access and two upper-level apartments, ready to be transformed into stylish living spaces.

### Commercial Unit

- Shop front: 45.18 m<sup>2</sup>
- Rear area (with plumbing for amenities): 14.75 m<sup>2</sup>
- Garage with loft space above: 20.23 m<sup>2</sup> (access from rear)

### Residential Potential

Accessed via a private entrance at the rear of the property:

- Ground-level corridor: 11.60 m<sup>2</sup>
- First landing: 4.58 m<sup>2</sup>
- Second landing with grand staircase: 4.58 m<sup>2</sup>

### First Floor Apartment – 60.55 m<sup>2</sup>

- Renovation in progress for a spacious open-plan studio

- Features a balcony spanning the length of the building, overlooking the lively high street

Second Floor Apartment – partially deconstructed and ready for redevelopment

- Rear room: 34.27 m<sup>2</sup>
- Front room: 17.48 m<sup>2</sup>
- Bathroom: 7.8 m<sup>2</sup>
- Third landing with grand staircase: 4.58 m<sup>2</sup>

### Attic Space – 40.27 m<sup>2</sup>

- Ideal for conversion into additional living or storage space

### Highlights

- Excellent town-centre location
- Independent access to shop and residential areas
- Great visibility for commercial activity
- Generous internal volumes and charming features
- A rare chance to own a multifunctional property with huge potential

Whether you're looking to develop quality rental

## LOCAL TAXES

Taxe habitation: EUR

## NOTES