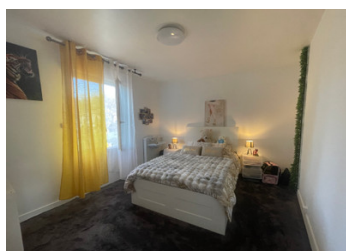


Excellent investment property. Two flats, two commercial premises, parking, terrace and garden.



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Montguyon         |
| Department: | Charente-Maritime |
| Bed:        | 5                 |
| Bath:       | 4                 |
| Floor:      | 360 m2            |
| Plot Size:  | 1050 m2           |

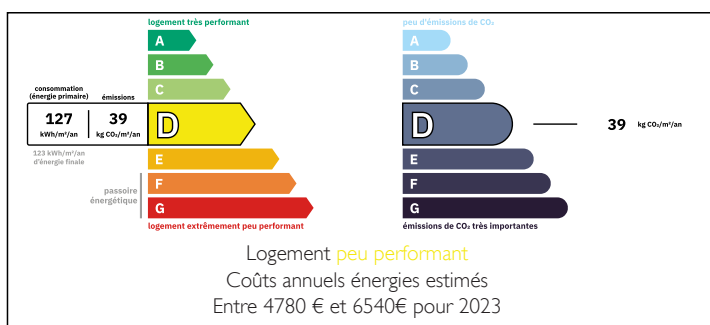


## IN BRIEF

Perfect opportunity to invest with no worries. The two commercial premises are under lease until 31st Octobre 2032 and the smaller apartment is let until 15th May 2026.

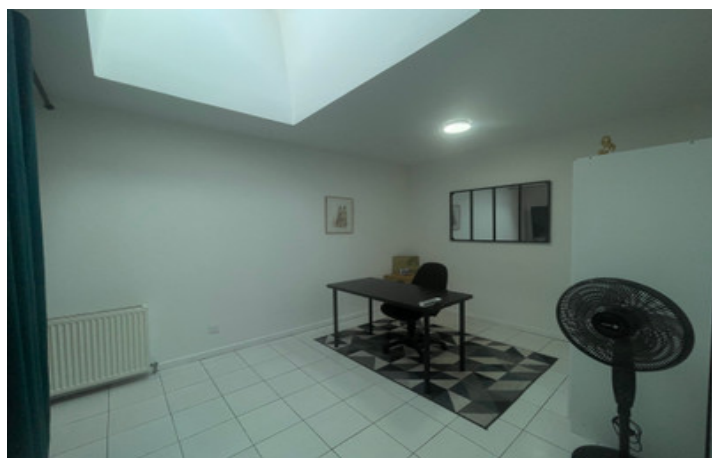
The large apartment is free to be occupied or rented out.

## 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

The building comprises two apartments; the larger (130m<sup>2</sup>) boasts four bedrooms, three with a shower and wash basin and one ensuite, large open living/dining room with wood burner, kitchen and separate toilet. The smaller flat (65m<sup>2</sup>) comprises a spacious living area, shower room, separate toilet and a bedroom on a mezzanine. Each flat has an individual outside dining area. The larger commercial space of 100m<sup>2</sup> is actually used as a beauty salon and comprises four rooms, toilet and shower and also has an outside area. The smaller commercial space is a hairdresser with a 30m<sup>2</sup> salon, toilet and storage area. The last element is another room measuring 25.75m<sup>2</sup> which could also be transformed into another commercial space.

There are parking spaces in front of the building.

## LOCAL TAXES

**Taxe foncière: 3019 EUR**

**Taxe habitation: EUR**

Flat 1

- Kitchen/Living room - 28.4m<sup>2</sup>
- Toilet - 1m<sup>2</sup>
- Landing - 1.9m<sup>2</sup>
- Toilet 2 - 1.4m<sup>2</sup>
- Shower room - 10m<sup>2</sup>
- Mezzanine - 14m<sup>2</sup>
- Bedroom - 13m<sup>2</sup>

Flat 2 :

- Hall - 5.25m<sup>2</sup>
- Bedroom 1 /Utility room - 14.9m<sup>2</sup>
- Bedroom 2 - 15.1m<sup>2</sup>
- Living/dining room - 27.2m<sup>2</sup>
- Kitchen - 8.97m<sup>2</sup>
- Hall - 9.9m<sup>2</sup>
- Toilet - 1.5m<sup>2</sup>
- Shower room - 3.6m<sup>2</sup>
- Bedroom 3 - 14m<sup>2</sup>
- Bedroom 4 - 16.24m<sup>2</sup>
  
- Extra room - 25.75m<sup>2</sup>
- Boiler room - 14m<sup>2</sup>

Commercial premises 1 (Hairdresser)

Shop - 29.14m<sup>2</sup>

## NOTES