

High Potential investment Opportunity - Mixed-Use Property with Development Potential in Nanteuil en Vallée

EXCLUSIVE



INFORMATION

Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	1
Bath:	1
Floor:	133 m2
Plot Size:	515 m2

IN BRIEF

Real estate complex composed as follows:

Ground floor: a former commercial premises to be converted into a house (the premises are now considered administratively as a house)

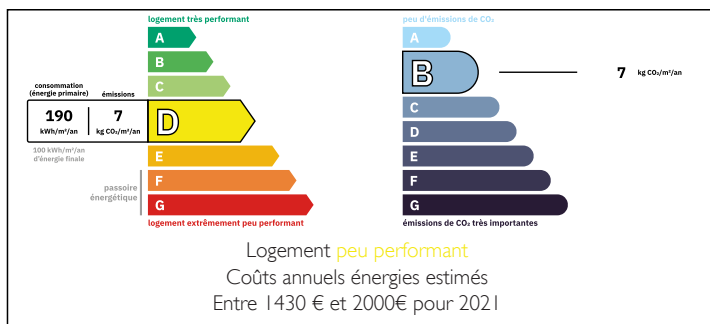
1 st floor; an apartment:

- kitchen / living room: 41sqm
- room: 22sqm
- bathroom: 5sqm
- WC: 1.5sqm
- convertible attic : 70sqm

Exterior: a 34sqm stone building to be converted into a dwelling



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.



NOTES

DESCRIPTION

Investment Opportunity with High Potential —
Mixed-Use Property with Development Potential

Situated in a pleasant location in the picturesque village of Nanteuil en Vallée, this versatile property offers significant scope for value creation, combined with immediate rental income.

Ground Floor: A former commercial premises of 63 sqm, offering exceptional flexibility. Ideal for conversion into a self-contained apartment for rental yield, or to expand the residential space above (architectural plans already drawn up).

First Floor: A bright 70 sqm apartment featuring a spacious open-plan living and dining area with kitchen, one bedroom with en-suite shower room, and a separate WC. Direct access to a private rear garden. Currently let at €472 per month.

Top Floor: Convertible attic space offering further potential living area.

Outbuilding & Grounds: A stone building with a 34 sqm footprint, suitable for conversion across three floors to create additional self-contained units (first feasibility study already completed).

Key Features:

Roofs in good condition across all structures.

High potential for capital appreciation with preliminary studies and plans available.

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