

Shop & Residential Potential in La Trimouille



INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	0
Bath:	1
Floor:	134 m2
Plot Size:	71 m2

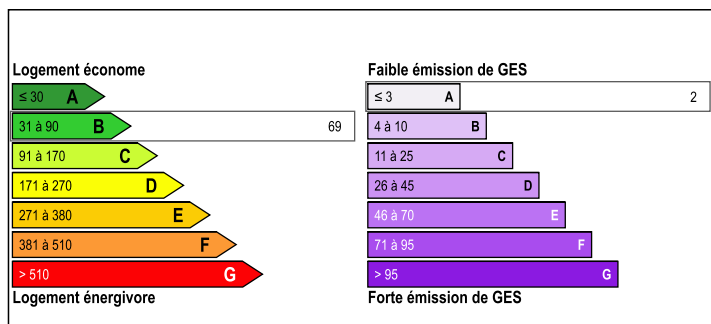
IN BRIEF

Three-storey character property currently used as a shop and workshop, offering excellent potential for conversion into living accommodation, subject to the necessary permissions. The ground floor includes the main shop, a second shop frontage currently used as a workshop with a kitchen area, WC and the original staircase. The first floor has a further workshop, kitchen area and office, with potential to create living space. The top floor offers another workshop and a storage room. With its original features, flexible layout and generous space, the property could suit a variety of uses, including a home, business or a combination of both.

The property also benefits from mains drainage, having been fully re-wired in 2019, with all new plumbing including an electric hot water heater installed in 2019. A partial new roof was also completed in 2019, together with new...



ENERGY - DPE



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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

This characterful three-storey property is currently used as a shop and workshop, but offers plenty of potential to create living accommodation above.

On the ground floor, there is the main shop area, along with a second shop frontage currently used as a workshop, incorporating a kitchen/side area and a downstairs WC. The original staircase, which is a lovely feature of the property, leads to the upper floors.

The first floor currently consists of another workshop space, with a kitchen/side area and a separate office room. This whole level could potentially be converted into living accommodation, offering plenty of flexibility for a future owner.

The top floor provides a further workshop space and a separate storage room, giving additional useful space and further potential for conversion.

The property benefits from a number of significant improvements, including mains drainage, a full re-wire carried out in 2019 and all new plumbing, including an electric hot water heater, also installed in 2019. A partial new roof was completed in 2019, and new electric radiator heating was installed throughout all three levels.

With its original features, generous amount of space and flexible layout, the property offers an interesting opportunity for someone looking to create a home, continue with a business or combine the two. The two separate ground-floor shop frontages also offer potential for a future owner looking to retain or expand the property's commercial use, while, subject to the necessary permissions, the upper floors could be transformed into comfortable living accommodation.

A property full...

LOCAL TAXES

Taxe foncière: 152 EUR

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