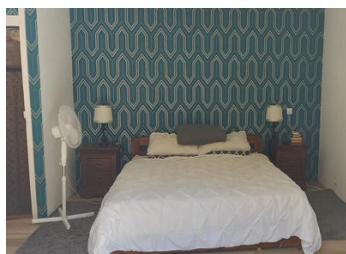


Renovated Ready to Rent - Unique opportunity to acquire this investment property - 3 apartments and shop!



INFORMATION

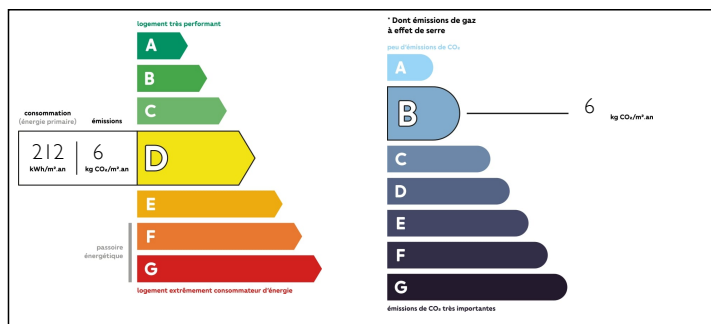
Town:	Charroux
Department:	Vienne
Bed:	4
Bath:	4
Floor:	171.89 m2
Plot Size:	648 m2



IN BRIEF

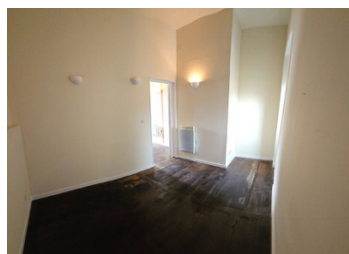
This is a fabulous (business) opportunity for those looking for investment properties. This property comprises of a shop with attached apartment, and two further one-bedroomed appartements which are currently generating a rental income. Each apartment is finished to a high specification and well worth a visit for those interested in an investment property. Located in the popular village with a bakery, bar-/tabac, pharmacy, bank etc you have all the main facilities on your doorstep. Further shops are just a 5-10 minutes by car and the larger cities such as Poitiers, Angouleme and Limoges are all approximately one hours drive.

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

This property comprises of

I Entrance - (13.98 M2)

Flat 1

I Living/dining room - 31.05 M2

I Kitchen - 10.3 M2

I Store - 23.98 M2

I Storage - 6.67 M2

I Storage room - 3.17 M2

I Bathroom / WC - 9.05 M2

I Bedroom(s) - 13.41 M2

I Bedroom(s) - 19.62 M2

Flat 2

I Kitchen - 12.02 M2

I Shower room - 4.02 M2

I Living room - 13.36 M2

I Bedroom(s) - 7.42 M2

Flat 3

I Kitchen - 12.02 M2

I Shower room - 4.02 M2

I Living room - 13.36 M2

I Bedroom(s) - 7.42 M2

To the outside is a raised roof terrace and garden/parking space for one car

There is also a non attached parcel of land with cu(427m2)

LOCAL TAXES

Taxe foncière: 1178 EUR

NOTES

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