

Unique opportunity – 2 charming townhouses to renovate on the Route de Compostelle.

EXCLUSIVE



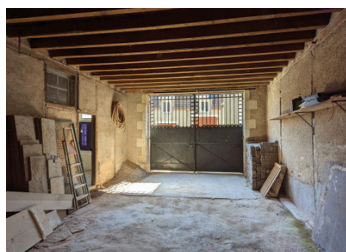
INFORMATION

Town:	Châteaumeillant
Department:	Cher
Bed:	6
Bath:	3
Floor:	284 m2
Plot Size:	921 m2

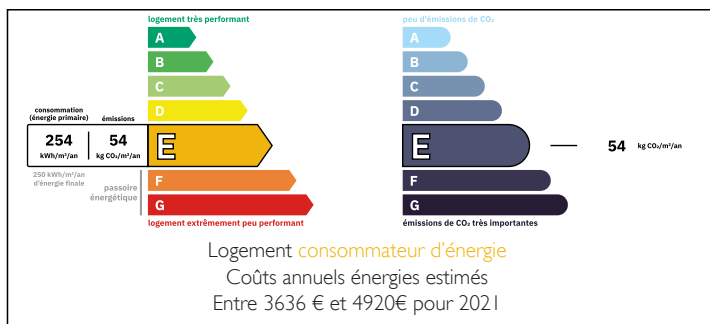
IN BRIEF

In the heart of historic Châteaumeillant, within easy walking distance of shops, bakery, bars and restaurants, this vast former shop, with living accommodation, actually comes with a second property, a very large garage (big enough for a camper van), private outside parking, an inner courtyard, and a garden which isn't overlooked and which could easily accommodate a swimming pool, subject to planning. In addition, both buildings have elegant lofts that are crying out to be converted.

These two properties are an open book, ready for someone to write the next chapter. With designated commercial and habitable usage, they could be fantastic town houses, shops/artisan spaces with living quarters, or apartments/B&Bs/hotel.



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 Main Property – This is a wonderful, character building with a grandiose feel, authentic features and so much space and potential. In need of further renovation, new doors, windows and shutters have already been installed, and existing tools and materials can be included in the sale. As well as the large former shop area (50m²), there are two more large reception rooms and a bedroom with plumbing for ensuite on the ground floor. Upstairs, there is a completely renovated self-contained apartment, which can be lived in while renovations downstairs are taking place. It has a fully fitted and equipped kitchen, a lounge/dining room with wood burner, 3 bedrooms and a bathroom with WC. Two beautiful staircases lead to two different attic spaces, ripe for conversion.

The Second Property – An adorable little house, full of character, is accessed from a different road. It is in need of full renovation, and has a kitchen area and shower room on the ground floor, two bedrooms (currently open as one) upstairs, and a marvellous attic.

Outside – There is private parking in front of the large garage which has an ornate garage door and high ceiling. Behind that is a workshop, which leads to the sunny, paved and fully enclosed inner courtyard, the all-important cave for the wine, and the peaceful and private south-facing garden further on. The property is on mains drainage, and has oil central heating installed. There is mains gas and fibre broadband in the...

LOCAL TAXES

Taxe foncière: 585 EUR

Taxe habitation: EUR

NOTES