

## Village shop with apartment & Attic to renovate



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Mialet   |
| Department: | Dordogne |
| Bed:        | 2        |
| Bath:       | 1        |
| Floor:      | 58.8 m2  |
| Plot Size:  | 0 m2     |

## IN BRIEF

A centrally located shop (81m2) with an apartment above. A spacious 2 bedroom apartment that needs modernising. There is an attic with good head height and a window that can be converted into additional accommodation.

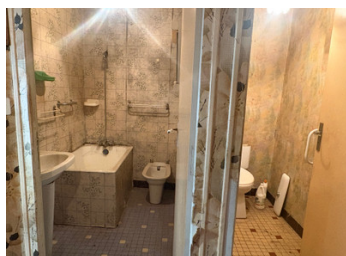


## ENERGY - DPE

DPE not required.

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

Access to the shop is from front door off the village high street. The large shop floor (81m<sup>2</sup>) is all on one level. At the rear of the shop is a store room.

The apartment is accessed from a staircase in the shop to the first floor landing.

Off the landing,

Kitchen (12.6m<sup>2</sup>)

The Kitchen is in need of renovation. A working hot water tank is installed.

Bedroom 1 (10.3m<sup>2</sup>)

A good sized double room

Bathroom (2.6m<sup>2</sup>)

A small bath & hand basin

Seperate WC

Lounge (16.6m<sup>2</sup>)

With an open fireplace.

Bedroom 2 (16.6m<sup>2</sup>)

A good sized double bedroom;

-----

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

## LOCAL TAXES

Taxe foncière: 973 EUR

Taxe habitation: EUR

## NOTES