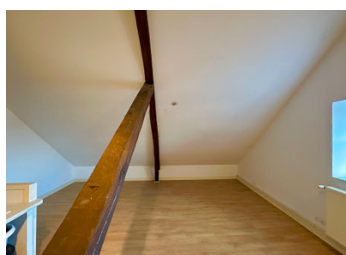
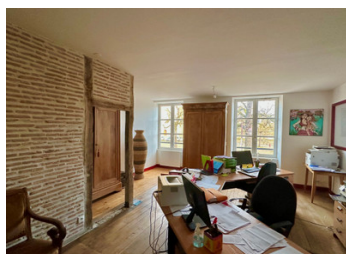


Versatile Mixed-use building in the heart of Saint-Savin with revenue potential



INFORMATION

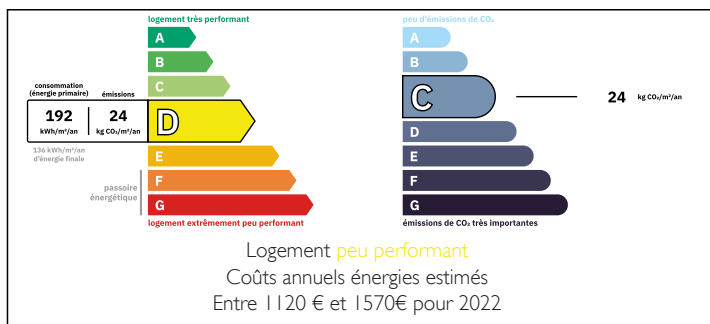
Town:	Saint-Savin
Department:	Vienne
Bed:	6
Bath:	5
Floor:	242 m2
Plot Size:	687 m2



IN BRIEF

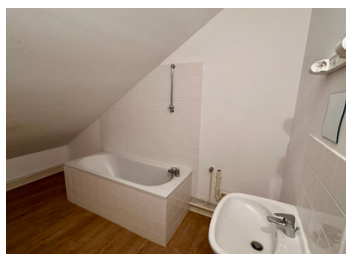
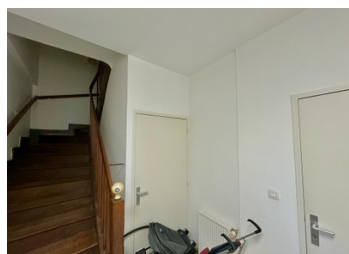
Unlock the potential of this unique mixed-use property in the heart of Saint-Savin! With 242m² of versatile space, various different uses with apartments already rented, a second 2 bedroom property, and a prime location near the UNESCO abbey, this property is a dream for investors or families seeking a home with income opportunities.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the historic main square of Saint-Savin, Vienne, this exceptional mixed-use property offers 242m² of versatile living and professional space, complemented by a separate two-bedroom residence. Perfectly positioned near the UNESCO World Heritage-listed Saint-Savin Abbey, this property is ideal for investors, families, or those seeking a characterful home with rental potential.

The main building spans three floors, blending commercial and residential possibilities. The ground floor features a corridor, boiler room, entrance hall, hallway, two WCs, two offices, and a laboratory, ideal for professional use or conversion (subject to permissions). The first floor offers a spacious apartment with a kitchen, bathroom, WC, dining room/lounge, and three bedrooms, perfect for family living. The second floor houses two apartments: a T2 attic flat with a living room, bedroom, bathroom, and WC, and a T3 flat with a living room, two bedrooms, bathroom, and WC. The third floor includes an additional living room, bedroom, bathroom, and WC, offering further flexibility for rentals or extended family.

A separate residence adds even more value, featuring a ground-floor living room, hallway, bathroom, WC, and boiler room, with a landing and two bedrooms upstairs. The property is enhanced by a pleasant garden, perfect for relaxation or outdoor activities, and a basement cellar for ample storage. Information about local risks is available on the G  orisques website.

Located in the heart of Saint-Savin, this property enjoys unparalleled access to shops, restaurants, schools, and the cultural allure of the abbey's frescoes. Just minutes from Montmorillon's amenities and...