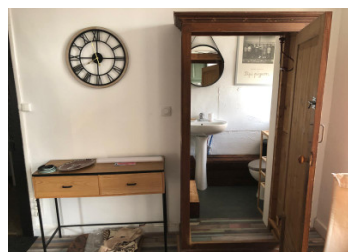


Character investment property with 5 apartments, theatre and commercial space in Saint-Junien.

EXCLUSIVE



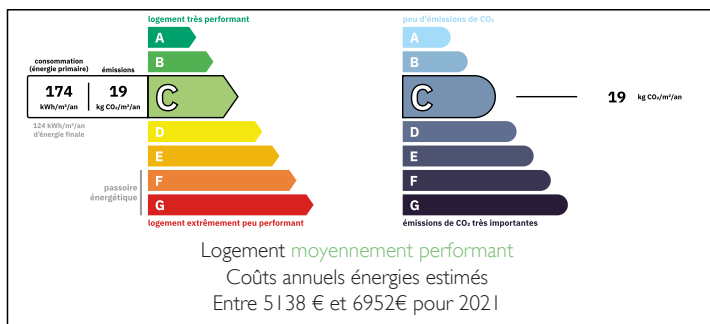
INFORMATION

Town:	Saint-Junien
Department:	Haute-Vienne
Bed:	6
Bath:	6
Floor:	500 m2
Plot Size:	35 m2

IN BRIEF

Ideally situated in the heart of Saint-Junien, this striking and characterful building offers a rare opportunity to acquire a substantial income-generating property with a unique and versatile commercial element.

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 foncière: 4000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The ground floor is currently operated as a theatre space, giving the property a distinctive identity. However, this area could easily be reverted back to a traditional commercial premises, or alternatively renovated and converted into a ground-floor apartment, a highly sought-after option in this central location.

Above, the property comprises five apartments, including two F2 units, one T1, one studio, and a spacious T5, offering a diverse rental mix and multiple income streams. Each apartment has been upgraded with new electrical installations and benefits from double-glazed windows throughout, ensuring modern comfort, efficiency, and strong tenant appeal.

Extending to approximately 500 m² of habitable space, the building is already configured for rental use, offering immediate returns with further potential to enhance income.

The property combines period character with practical modern features, including fibre connectivity and mains drainage, making it a reliable and sustainable long-term investment.

Its central location places all amenities within easy walking distance, including a train station with direct connections to Limoges, further enhancing accessibility and appeal for tenants.

This is an excellent opportunity for investors seeking a property with secure income, modernised accommodation, and flexible future potential.

Annual tax foncière: approximately €4,000.

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