



## House to renovate,

47500, Fumel, Nouvelle-Aquitaine

# €59,500

Ref: 4600416651

\* Available \* 4 Beds \* 1 Bath

BIG TOWN HOUSE OF 200 M<sup>2</sup> WITH A LAND SIZE OF 305 M<sup>2</sup> TO BE COMPLETELY RESTORED, CLOSE TO THE LOT RIVER, NEAR ALL SHOPS AND SCHOOLS

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**French Entrée** 

## Property Description

BIG TOWN HOUSE OF 200 M<sup>2</sup> WITH A LAND SIZE OF 305 M<sup>2</sup> TO BE COMPLETELY RESTORED, CLOSE TO THE LOT RIVER, NEAR ALL SHOPS AND SCHOOLS

The generous volumes of this building offer a big potential for whoever envisages a project of trade with housing and/or renting.

It is composed as follows : House of 200 m<sup>2</sup>: 9 rooms, 4 bedrooms, terrace and garden at the back Ground floor: 40 m<sup>2</sup> entrance room Passageway of 9,51 m<sup>2</sup> Local 'store' of 25.43 m<sup>2</sup> with tiled walls Storage of 2,35 m<sup>2</sup> Back kitchen of 14,54 m<sup>2</sup> with WC Vaulted cellar of 18,60 m<sup>2</sup> First floor: Landing of 8,93 m<sup>2</sup> 1 WC of 2,13 m<sup>2</sup> Bathroom of 3,99 m<sup>2</sup>. One bedroom of 19,38 m<sup>2</sup> on the garden. One bedroom of 22,85 m<sup>2</sup> on the street side. One bedroom of 22,85 m<sup>2</sup> on the street side. Terrace with shed and garden of 305 m<sup>2</sup>. Second floor : Landing of 4,70 m<sup>2</sup> Large convertible attic of 64 m<sup>2</sup> One bedroom of 17m<sup>2</sup> A

LOT OF SPACE - VERY BRIGHT - GARDEN - MULTIPLE POSSIBILITIES OF IMPROVEMENT ? MAIN SEWERS - SIMPLE GLAZING.

