



## FREEHOLD SHOP PREMISES WITH 4 BEDROOM APARTMENT

Shop premises with approximately 80m<sup>2</sup> on the ground floor. It also has a 4 bedroomed apartment overhead which has been mostly renovated. Ideally situated in the popular town of Libourne.

**Town:** LIBOURNE  
**Dept:** Gironde  
**Plot size (m2):** 81  
**Habitable (m2):** 200  
**Bedrooms:** 4  
**Bathrooms:** 1  
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**€ 315 650**

This building comprises of the main shop area of approximately 25m<sup>2</sup>, a second and third storage area behind the main shop. Upstairs on the first level there is a newly renovated kitchen, dining room/lounge and a small balcony. On the second level is a modern shower room, wc and 2 bedrooms. On the third level there are two more rooms which need some modernising and decorating. Finally on the fourth level is an attic room which could become bedroom 5 etc. The building has double glazing and central heating throughout.



## St Emilion

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