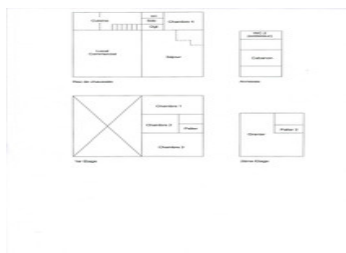


Excellent investment opportunity



INFORMATION

Town:	Saint-Vincent-de-Connezac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	205 m2
Plot Size:	682 m2

IN BRIEF

Property to renovate consisting of former commercial premises, a house and a nice little outbuilding.

The house consists of 4 bedrooms, a living room/kitchen, a shower room, a toilet, an attic and a cellar.

The business consists of a shop and a kitchen/dining room.

The whole on a nice plot of 682 m² fully fenced.

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

Commercial premises: 83 m²

Commercial premises: 60 m²

Kitchen : 10 m²

Dining room: 13 m²

Living space: 120 m².

Ground floor :

Kitchen/dining room: 40 m²

Bedroom 1: 14 m²

Shower room/WC: 4 m²

First floor :

Bedroom 2: 24 m²

Bedroom 3: 13 m²

Room 4: 20 m²

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

LOCAL TAXES

Taxe foncière: 206 EUR

Taxe habitation: EUR

NOTES