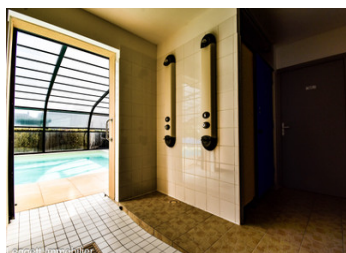


Covered heated swimming pool with outbuilding, parking area and road access



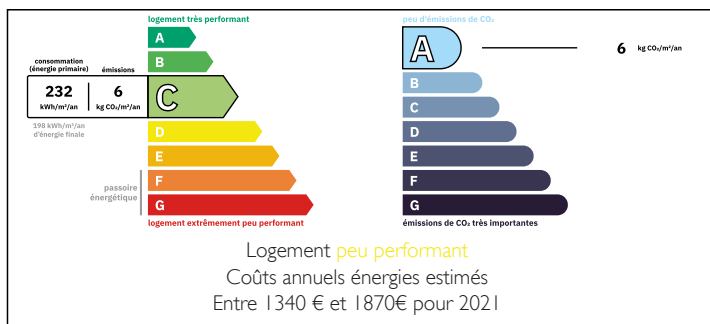
INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	750 m2

IN BRIEF

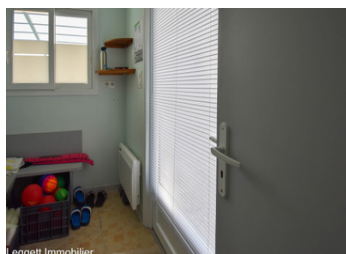
This property until recently was run as a water fitness centre/aquagym enjoying a quiet location in a town with a population of 6500 inhabitants. There was a steady membership with good revenues with great opportunity for development as a sound business proposition for someone with right aptitudes and qualifications.

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.



DESCRIPTION

Interesting opportunity with this swimming pool it used to be run as a fitness center/water sport (aquabike, aquagym, aqualeisure) with 170m2 premises enjoying an excellent location, good level of pool equipment, professional standard swimming pool (PRM standards,) 10m x6m depth 1m -1m80 covered and heated swimming pool maintained at 29oc temperature with 2 dehumidifiers for operation all year round, separate changing rooms with 7 cabins including two PRM, reception and parking area with 20 spaces.

Owners also have a house for sale separately on neighbouring plot and it is possible to combine both purchases if requested please contact the agent for more information.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES