

A Versatile Eymet Property Combining Comfortable Living with Excellent Commercial Potential.



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	183 m2
Plot Size:	0 m2

IN BRIEF

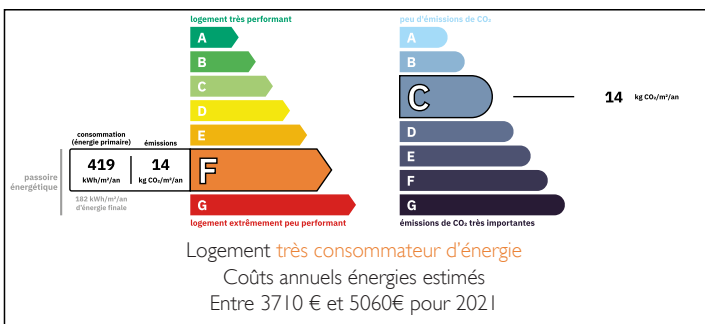
An exceptional investment and business opportunity in a prime position on the central square of the popular bastide town of Eymet. The property combines highly visible commercial premises with two separate apartments, offering excellent potential for a shop, office or professional activity alongside rental income or multi-generational living.

The first apartment includes an entrance hall, kitchen, pantry, living room, bathroom, separate WC and a large bedroom with a Juliet balcony. The second is accessed via its own entrance hall and staircase, leading to a charming internal atrium, spacious kitchen, living room with superb views over the square, two bedrooms and a bathroom.

A connecting door allows the apartments to be combined into one spacious three-bedroom home. With multiple possible income streams and an outstanding town-centre location, this versatile property offers exciting commercial and residential potential



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

Building A - Ground Floor

Entrance - (approx 2M2)

Kitchen - (approx 14 M2)

- Gas hob

1st floor

Landing

Living-room - (approx 13M2)

- Wooden floor

Bedroom 1 - (approx 22M2)

- Juliette Balcony

- Wooden floor

Lavatory - (approx 1.5M2)

Shower room - (approx 4M2)

- Washand basin, Shower, heated towel rail

Attic - (approx 40M2)

Building B - Ground floor

Entrance - (approx 8M2)

1st floor

Landing - (approx 2M2)

Kitchen - (approx 20M2)

- Fully fitted with gas hob oven

- Wooden floor

Living-room - (approx 16M2)

- Wooden floor

- Cupboard

2nd floor

Landing - (approx 10M2)

Bedroom 2 - (approx 15M2)

- Wooden floor

- Built in cupboards

Shower room / Lavatory - (approx 3.5M2)

- Washand basin, Shower, heated towel rail & WC

Bedroom 3 - (approx 14M2)

- Wooden floor

Retail Premises

Shop - (approx 35M2)

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

LOCAL TAXES

Taxe foncière: 1548 EUR

NOTES