

House + potential commercial building in town. Ideal for investor.



## INFORMATION

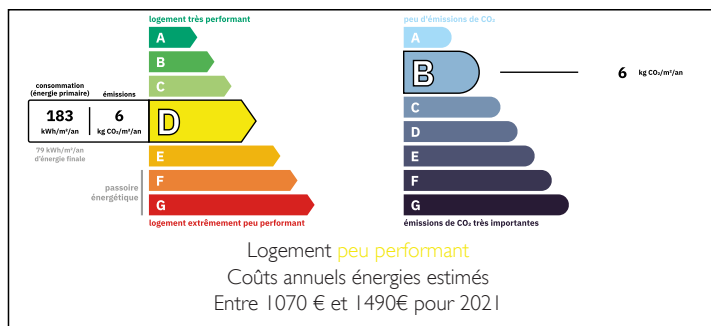
Town:	Gourdon
Department:	Lot
Bed:	3
Bath:	1
Floor:	91.6 m2
Plot Size:	0 m2

## IN BRIEF

Townhouse with plenty of potential ready to be refurbished. Small commercial building on the ground floor.

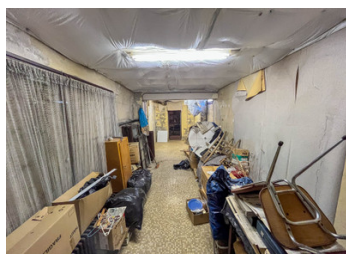


## ENERGY - DPE



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

This property consists of a commercial building on the ground floor with the house upstairs (separate entrance).

The commercial building used to be a small corner shop but could also serve as an office for 3-4 desks. there are multiple storage rooms behind with multiple accesses.

There are steps outside the property leading up to the front door. There is a large hallway followed by the kitchen, spacious living room, 3 bedrooms and a WC + shower room.

The slate roof is in good condition with no leaks, the walls are in excellent condition. The windows are double glazed except three that need replacing. the roof is insulated and so is the basement. There is a new heating system (pompe a chaleur).

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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