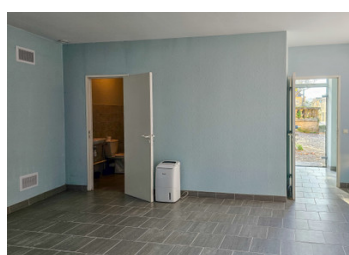
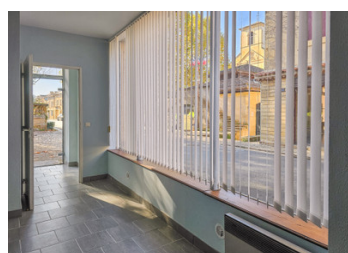


Commercial premises - ideal for investors

EXCLUSIVE



ENERGY - DPE

DPE blank.

INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	0
Bath:	1
Floor:	37 m ²
Plot Size:	0 m ²

IN BRIEF

Right in the heart of the very attractive village of Sainte-Alvère, opposite the most famous truffle market in Périgord, this business premises offers a number of possibilities and could be ideal for a business enjoying direct visibility onto the main street, or as a rental investment.

The premises are located on the ground floor and is a 'volume' division, there are no shared areas with other owners (on the upper floor), nor are there any co-ownership charges, resulting in controlled costs.

Virtual visit available on the LEGGETT website, reference A33226BD24

SURFACES :

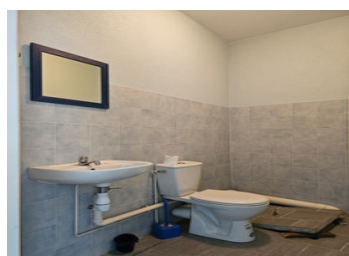
Entrance 1.7 m²

Room (6 m²)

Large room 22.5 m²

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.



LOCAL TAXES

Taxe foncière: 278 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Right in the heart of the very attractive village of Sainte-Alvère, opposite the most famous truffle market in Périgord, this business premises offers a number of possibilities and could be ideal for a business enjoying direct visibility onto the main street, or as a rental investment.

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SURFACES :

Entrance 1.7 m²

Room (6 m²)

Large room 22.5 m²

Shower room, washbasin WC 3.4 m²

The shower room has a hatch giving access to the basement, which is a crawl space with reduced height.

The property has no private outdoor space.

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