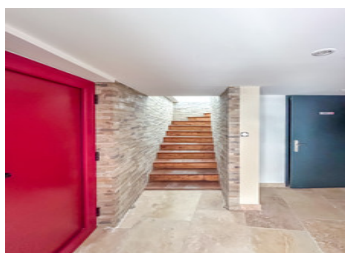
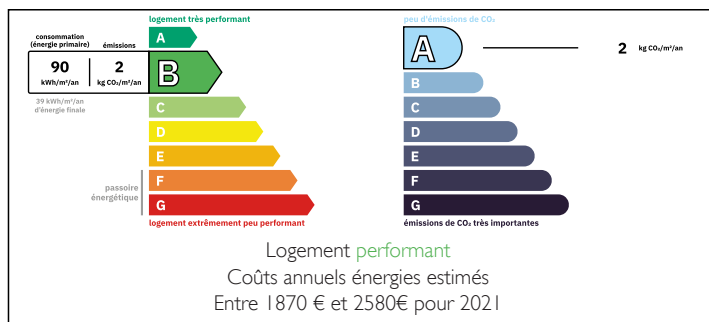


344 m commercial premises



## ENERGY - DPE



## INFORMATION

Town:	Antonne-et-Trigonant
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	344 m2
Plot Size:	3000 m2

## IN BRIEF

Completely renovated 344 m<sup>2</sup> stone building with strong commercial and/or living potential comprising:

- First floor: 1 entrance, 1 large exhibition hall, 1 office, 1 large room with spa, 1 shower, 1 storeroom, 1 utility room with WC and 1 WC.
- 1st floor: 1 mezzanine, 1 office, 1 WC, 1 shower and an attic/technical room.
- 2nd floor: 1 bedroom, 1 shower room and 1 WC.

Its complete renovation, parking and B-rated energy performance

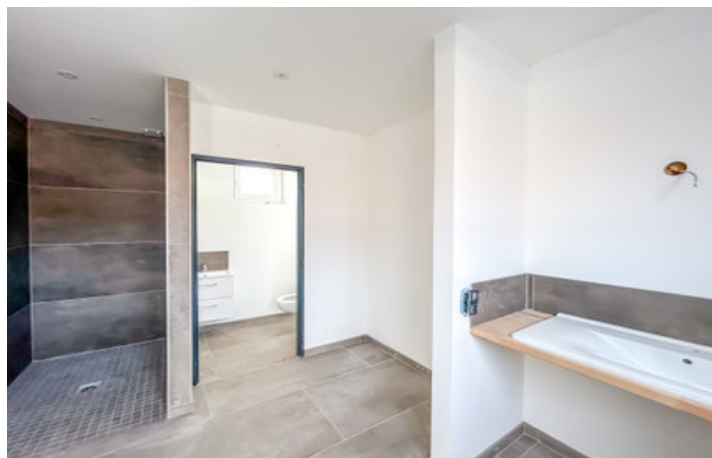
Diagnostic classé B, offers you maximum comfort.

The assets of this building:

- Close to Trélissac/Périgueux and main roads
- Strong commercial potential
- Fully enclosed parking lot
- Tastefully renovated stone building (electricity, double-glazed windows, heat pump/reversible air conditioning)

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

Located in Antonne and Trigonant at :

- 20 minutes from the A89 motorway
- 17 minutes from Périgueux
- 11 minutes from La-Feuilleraie shopping center
- 12 minutes from Sorges
- 10 minutes from Savignac-les-Eglises

-----  
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