

Property in prime position, Brantôme-en-Périgord comprising shop and apartment on two floors.

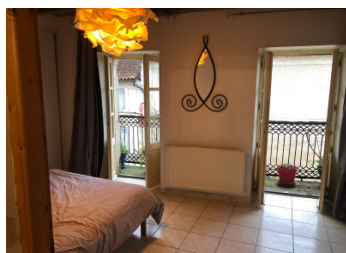


INFORMATION

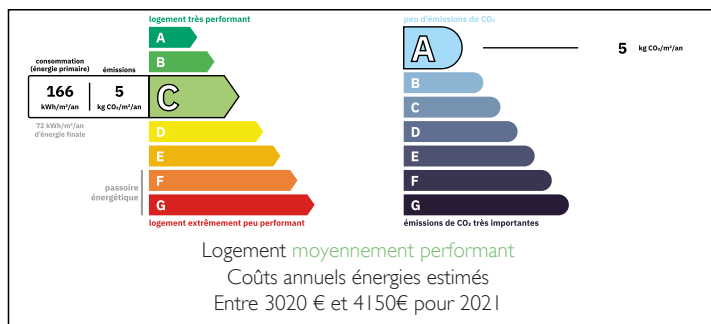
Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	290 m2
Plot Size:	0 m2

IN BRIEF

Attractive potential shop space and apartment in the heart of Brantôme with views of the Abbey. Brantôme-en-Périgord is a busy tourist town with two weekly markets and many local events. The property is on the corner of two pedestrian streets, very close to the Tourist Office and opposite the famous abbey. Potential investment property.



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

On the ground floor: Shop space 53,29 m² et atelier 43,22 m² with exposed stone walls. Would be suitable for a food shop, as there is a laboratory at the back on the ground floor with extraction fan.

First floor: Living area with dining room 53.29 m² and American fitted kitchen with breakfast bar: 8.56m². gas cooker, extraction fan, dishwasher, fitted cupboards and drawers. Storage space: 43.22m²; W.C.

Second floor: Main bedroom with built-in cupboard 13.56m² Balcony.. Bedrooms: 12.80 m² and 9.94m² with built-in cupboards. Bedrooms: 8.67m², 8.56m². Shower room with double wash-hand basins and heated towel rail: 6.54m². V.M.C. Corridor: 29.67m² Storage space: 43.22m²

Attic: Fully usable, offering numerous possibilities for additional conversion.

Heating by electric radiators, well-insulated and double-glazing.

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

LOCAL TAXES

Taxe foncière: 1946 EUR

Taxe habitation: EUR

NOTES