

2 adjoining buildings: a shop and 4 bright flats, 2 of which are in need of complete renovation.



INFORMATION

Town:	Argentat-sur-Dordogne
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	367 m2
Plot Size:	0 m2

IN BRIEF

For investors or good DIY enthusiasts, this complex of 2 buildings offers great potential and excellent value for money. Located in the historic district of Argentat-sur-Dordogne, it comprises a 130 m² shop on the ground floor, 4 bright flats of around 45 m², 2 of which are in need of complete renovation, a very original terrace in need of repair (seepage), and a large cellar on a perfectly insulated concrete slab. A must for dynamic entrepreneurs!



ENERGY - DPE

DPE not required.

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

The 130m² shop occupies the entire ground floor of the 2 buildings, and is equipped with large picture windows, 2 sinks (counter), an office and storage rooms.

In the basement, the cellar is very well insulated with a concrete slab and floor slabs.

The 4 flats, each around 45m², have their own entrance from a street behind the shop. 2 are in need of complete renovation, 1 is operational and 1 is in need of refurbishment; they have 2 bedrooms, a shower room with toilet and a kitchen. They are bright and have independent electric heating.

Above, two large attics for conversion.

On the first floor, a large terrace with an original view is in need of repair as numerous water ingresses mean that it is not fully usable.

A separate multi-purpose room also opens onto the terrace.

The property has a slate and slate roof and mains drainage.

Argentat-sur-Dordogne, a small village of character in the Dordogne Valley in Corrèze, is an old port from which the 'gabares' used to set sail. It is a very lively village on the Dordogne (colourful markets, numerous summer events, kayaking, fishing, hiking, historic districts, etc.).

Situated 30km from Tulle, 44km from Brive-la-Gaillarde (airport), 51km from Aurillac (airport).

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

LOCAL TAXES

Taxe foncière: 3020 EUR

Taxe habitation: EUR

NOTES