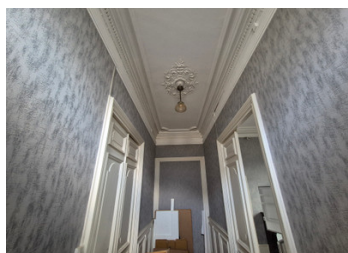
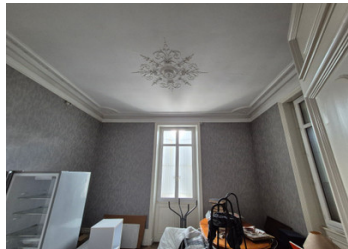


Very nice business! City centre building with great potential!



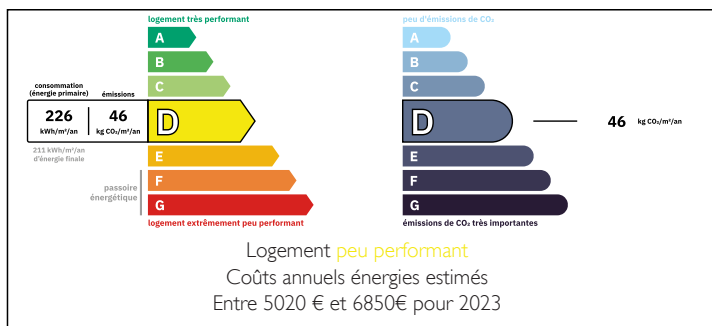
INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	233 m2
Plot Size:	50 m2

IN BRIEF

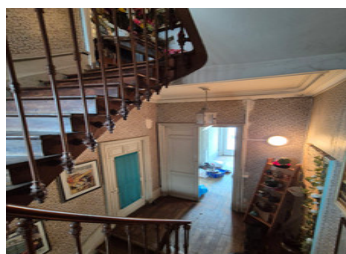
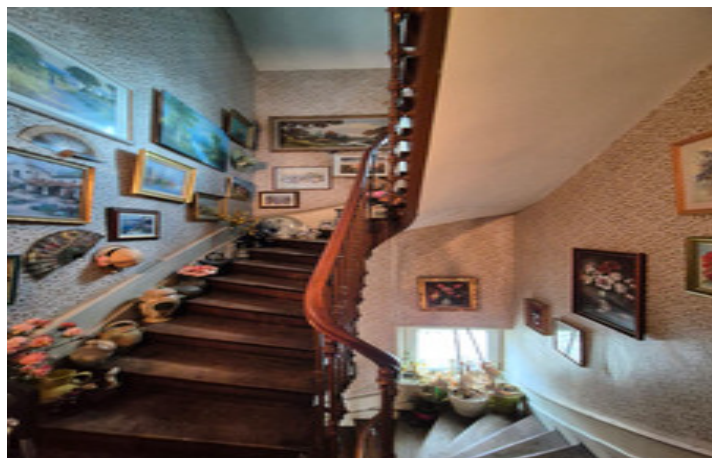
Very nice business in the centre of Périgueux building for investors with good potential for profitability

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Building 233 m2 loi carrez with potential for more floor space on 3 levels + cellars and garden.

Ground floor

2 large 2-bedroom apartments with very high ceilings and magnificent mouldings, giving the renovation a certain cachet.

1 beautiful entrance hall

1 cellar access

1st floor

1 large T3 that could become 2 T2s

2nd floor

1 large T3 that could also become 2 T2s

3rd floor: several attic rooms that could be converted into bedrooms/studios.

Several new features.

Good energy rating.

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