

## Historic Mixed-Use Building with Parking and Accommodation – Heart of Neuvic

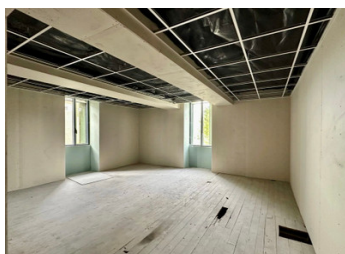


## INFORMATION

Town:	Neuic
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	400 m2
Plot Size:	2160 m2

## IN BRIEF

Once a lively bar and nightclub, this character-filled property in the centre of Neuvic is now ready for a new chapter. With over 2,100 m<sup>2</sup> of land, generous parking, original features, and both commercial and residential space, it offers endless possibilities for redevelopment (subject to permissions).



## 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.



## LOCAL TAXES

**Taxe foncière:** 3270 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Set in the bustling heart of Neuvic, this substantial building offers a rare blend of commercial space and residential accommodation, all steeped in history and character.

The ground floor retains the layout of its former life as a bar and nightclub, featuring several reception rooms, a barn, a storage room, bar areas, an entrance hall, utility space, boiler room, sanitary facilities (including two WCs), a fireplace area, four additional rooms, two staircases, and a hallway.

In the basement, a practical cellar provides useful storage.

The first floor includes a bedroom, bathroom, lounge, dining room with kitchen, separate WC, shower room, attic space, and two large attics. Above, further attic areas offer potential for conversion (subject to the necessary permissions).

Outside, the property sits on approximately 2,160 m<sup>2</sup> of land, including a courtyard/parking area suitable for 10–20 cars, a small barn, and a lean-to.

Now empty and awaiting renovation, the property is a blank canvas with huge potential — whether you envision apartments, a hospitality venue, retail, or a mixed-use development. Its main street location, historic character, and ample parking make it a compelling opportunity in a growing and vibrant town.

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