

Building with a view of the Dordogne



INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	0
Bath:	0
Floor:	340 m2
Plot Size:	477 m2

IN BRIEF

Building with great potential, formerly a sports hall. Located in a pleasant setting with unobstructed views of the river, this building offers approximately 340m² of living space, with a 477m² garden.

Layout:

-Ground floor: a spacious hall serving as an entrance and reception area.

-First floor: two large, bright rooms, each measuring over 100m², ideal for hosting a variety of activities.

-Basement: a corridor leads to two changing rooms, each equipped with three showers, two separate toilets, and a hallway leading to two other multipurpose rooms.

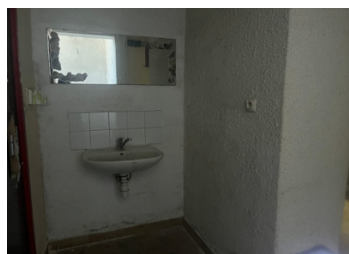
A rare property on the market, which will appeal to both investors and project developers.

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

340m² building with 477m² garden and views of the Dordogne.

Layout of the property:

- Ground floor: entrance hall.
- First floor: 2 large rooms, each measuring over 100m².
- Basement: a large corridor leading to 2 changing rooms, each with 3 showers, 2 separate toilets, and a hallway leading to two additional rooms that could be used for storage, offices or technical rooms.

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