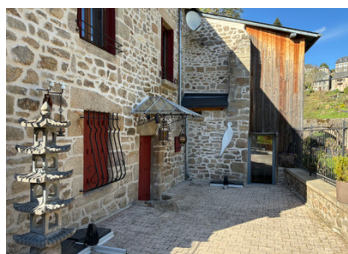


Wonderful opportunity: former restaurant, gallery & two houses at the riverside. Start a business in Treignac!

EXCLUSIVE



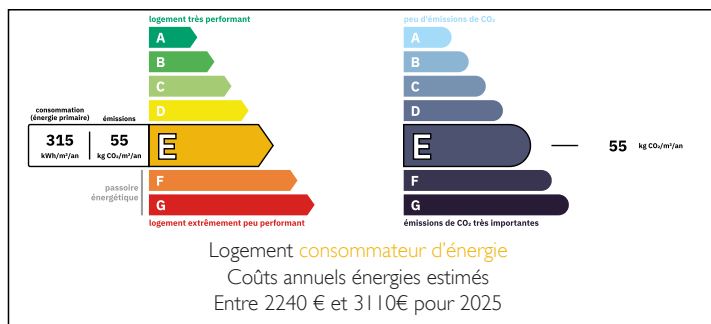
INFORMATION

Town:	Treignac
Department:	Corrèze
Bed:	6
Bath:	2
Floor:	332 m2
Plot Size:	502 m2

IN BRIEF

House N° 1: habitable surface 96M2, 3 floors: living room with openplay kitchen and massive fire place, 2 bedrooms, 1 bathroom (shower, washbasin, toilet), riverbank terrace and garden, vaulted cellar, DPE F. House N° 2: 3 floors: sous-sol/boiler room, 1st floor living room with tiny kitchen and fire place, outside terrace on this level and another one/garden on the 2nd level. 2nd floor: 2 bedrooms, bathroom (shower, washbasin, toilet) 3rd floor: large bedroom with washbasin. DPE E Former gallery over two floors from which the second is linked to the 2nd house. DPE F Former restaurant (± 100 seats) on 3 levels: entrance, bar, professional kitchen, toilet. Dining room above and below, open but covered terrace facing the river. No DPE needed.

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

After a few minutes walk to the vibrant heart of Treignac, you'll be immersed in the enchanting daily life of this picturesque village. Wander through its narrow streets, savour local delicacies, and become a part of a community that cherishes its history and culture.

Whether you're seeking a new home, a vacation retreat, or a property with rental potential, Treignac is the place.

So what are you waiting for?

Come over and enjoy the lakes, go hiking, exploring and then spend wonderful evenings on the large terrace, with the view on the mountains while the sun sets. It's The Dream!

Vibrant Treignac offers bars, restaurants, a vet, DIY-shops, bakeries etc.

Nearest train station is Uzerche at 20 minutes, which connects you with Limoges (with airport: London Stanstead&Gatwick, Leeds/Bradford, Nottingham, Manchester, Southampton and Bristol) and further North and Brive-la-Gaillarde (with airport) -Toulouse and further South. Paris can be 'done' in a day: leave at 08.00h, arrival at 12.15h, sightseeing up until 18.30h and back home at 23.30h!

Limoges airport is at \pm 60 minutes by car with regular flights to London Stanstead&Gatwick, Southampton, Bristol, Manchester, Nottingham and Bradford-Leeds.

Brive-la-Gaillarde (airport) is at \pm 45 minutes.

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

LOCAL TAXES

Taxe foncière: 2300 EUR

NOTES