

Investment Opportunity – 1,575 m of commercial Property, Self-Storage, Residential Units & Development Land



INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	1575 m2
Plot Size:	10354 m2

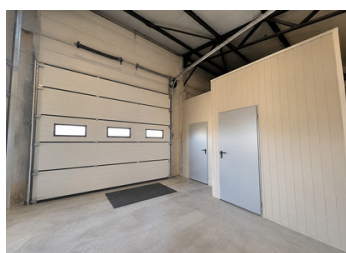
IN BRIEF

A rare investment opportunity in Lalinde (24150), in the heart of the Dordogne, offering a substantial property combining commercial premises, storage facilities, residential accommodation, land and further development potential.

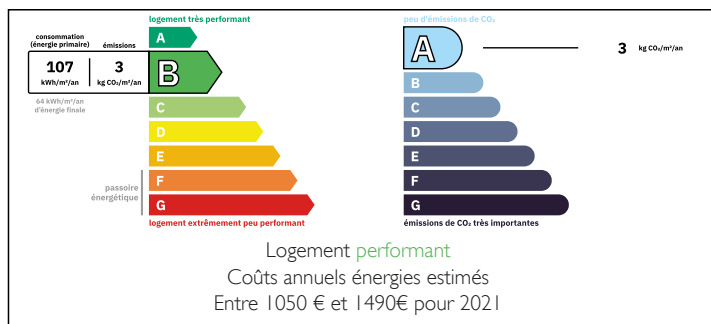
The property provides approximately 1,575 m² of built space, including nearly 100 storage units, an apartment of approximately 130 m², an independent studio of approximately 55 m², and approximately 106 m² of office space.

The property also includes a 2,172 m² plot of land classified as UB, offering additional potential for development, subject to planning regulations and the necessary permissions.

The layout of the buildings also offers the possibility of subdividing the property into several independent spaces, potentially suitable for a range of professional

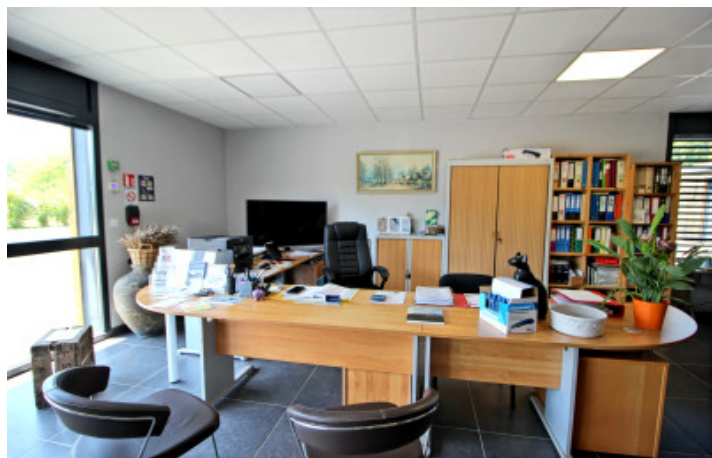


ENERGY - DPE



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 foncière: 4898 EUR

NOTES

DESCRIPTION

The property is offered freehold, giving the purchaser the opportunity to define and develop their own operating and investment strategy.

The property benefits from a strategic location in Lalinde (24150), on the road towards Sarlat and within close proximity of the town's main shops, services and business areas. It is located close to a supermarket as well as several established local economic and industrial operators, including Munksjö and Polirey, further strengthening the appeal of the area for commercial and professional activities.

Lalinde is also strategically positioned between Bergerac and the Périgord Noir, with direct access to the main routes towards Bergerac, Sarlat and many of the Dordogne's popular tourist villages. Its location, close to local amenities, business areas and traffic flows towards the Périgord Noir, represents a significant advantage for an investor looking for a visible and easily accessible site, particularly for self-storage or services aimed at both individuals and businesses.

The town is also served by a railway station on the Bordeaux–Libourne–Bergerac–Le Buisson–Sarlat line, providing an additional transport link for local residents, employees and visitors.

Beyond its tourist appeal, Lalinde has an established local economic base. The town has approximately 1,378 jobs and more than 350 economically active establishments, with a significant presence of commerce, transport, services, construction, professional activities and healthcare-related businesses.

Lalinde's local business environment is also well suited to a potential small- and medium-sized commercial premises strategy. According to INSEE, 75.7% of establishments with employees in the town have between 1 and 9 employees, potentially...