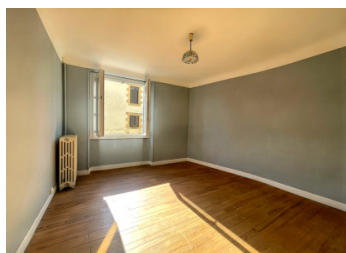
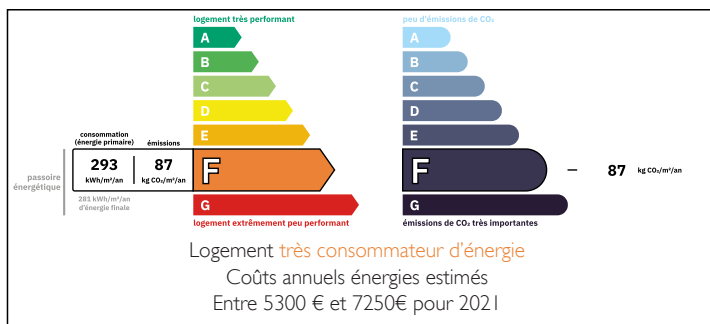


Town Building to renovate – Generous space and investment potential



ENERGY - DPE



INFORMATION

Town:	Le Buisson-de-Cadouin
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	145 m²
Plot Size:	168 m²

IN BRIEF

In the heart of Le Buisson-de-Cadouin, in the Périgord Noir, this town building of approximately 145 m² over two floors offers an interesting opportunity for an investor looking for a property to renovate and reconfigure.

Its central location is a real advantage: the cinema, train station, shops, local services and healthcare professionals are all within walking distance. There is also ample parking available nearby.

The property currently comprises 7 rooms, 5 bedrooms, a kitchen, a shower room and several additional spaces. Its generous volumes and layout offer the possibility of considering a range of projects, subject to the necessary planning permissions and technical feasibility: creating two independent dwellings, a professional or medical space on the ground floor with residential accommodation upstairs, or another rental

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: 1095 EUR

NOTES

DESCRIPTION

Located right in the heart of Le Buisson-de-Cadouin, this town building enjoys a particularly convenient location, just a short walk from the village amenities.

The cinema is very close by, while the train station and shops are easily accessible on foot. The area also offers a good range of medical and healthcare services, including a medical practice, dentist, physiotherapists and nurses.

The availability of numerous parking spaces around the building is also a valuable advantage for either a residential or professional project.

Ground floor

The ground floor offers generous volumes and has the advantage of being accessible at ground level, which could be particularly suitable for a project intended to accommodate the public or people with reduced mobility, subject to compliance with the applicable regulations and standards.

The stated floor areas are not contractually binding.

It currently comprises:

- * a separate fitted kitchen of 12.6 m², with access to the small courtyard;
- * a 25.8 m² living room with an open fireplace;
- * a 4.7 m² boiler room;
- * an 8.3 m² hallway;
- * a 1.5 m² WC;
- * a 4.2 m² shower room;
- * a first bedroom of 13.1 m²;
- * a second bedroom of 14.5 m²;
- * a 9.3 m² storage room;
- * a 3.6 m² passageway;
- * an 8.5 m² fuel tank room.

The kitchen provides access to a small courtyard at the rear of the building.