

Great investment opportunity in bustling market town



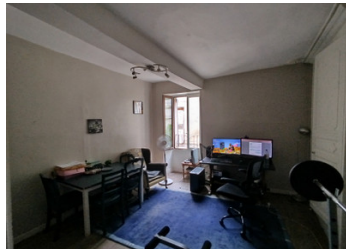
INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	96 m ²
Plot Size:	0 m ²

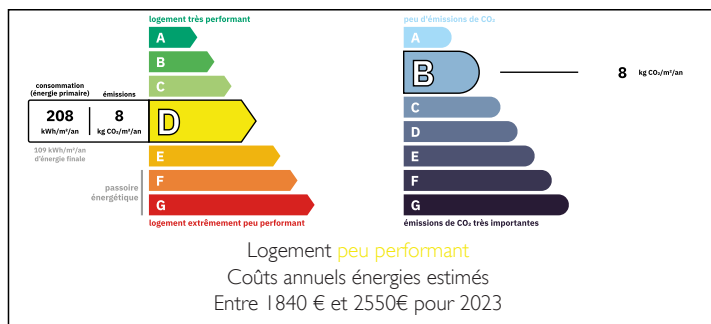
IN BRIEF

Excellent Investment Opportunity in the Heart of a Bustling Market Town

A fantastic investment opportunity in the centre of a popular local market town, comprising a commercial premises on the ground floor and a separate apartment above. The commercial space has been successfully rented for over 20 years, while the first-floor apartment is also currently rented, providing a regular rental income from both units.



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.



NOTES

DESCRIPTION

Excellent Investment Opportunity – Town Centre Location

Located in the heart of a bustling local market town, this property offers an excellent opportunity for an investor looking for an established rental investment with income from both the commercial and residential elements.

The commercial premises on the ground floor has been rented successfully for over 20 years, providing a long-standing rental history. The apartment on the first floor is also currently rented, giving the property the benefit of two sources of rental income.

The property is ideally situated close to all local amenities, with shops, banks, restaurants and a hypermarket all within easy walking distance. Its central location makes it particularly attractive to both commercial and residential tenants.

The property is also conveniently positioned for access to the wider region, with Bergerac, Bordeaux and Limoges airports all within easy reach, while the TGV station at Angoulême is approximately 40 minutes away, providing direct high-speed connections towards Paris and other major cities.

An attractive opportunity to acquire a town-centre investment with established rental income and excellent access to local amenities and transport links.

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