

Ideal investor commercial premises plus 1000 m2

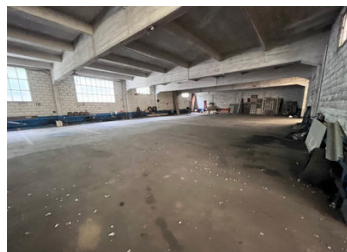


## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	1000 m2
Plot Size:	0 m2

## IN BRIEF

Ideal investor, ideal to make covered parking. Possibilities 70 places . Ground floor currently rented



## 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: 5450 EUR**

## NOTES

## DESCRIPTION

This building represents an ideal opportunity for an investor, especially for the creation of a covered car park. Here are some details about this property:

### Features:

The building is ideally located to accommodate covered parking, offering a potential capacity of 70 parking spaces. This would address a critical need in many urban areas where parking is limited.

The ground floor of the building is currently leased, which can be an additional source of income for the investor as they plan and implement the transformation of the parking space.

### Potential:

Creating a covered car park in this strategic location can represent a lucrative opportunity, given the growing demand for parking in many cities.

With a potential capacity of 70 spaces, the car park can attract a diverse clientele, including local residents, employees of surrounding businesses and visitors.

### Benefits:

Investing in a covered car park offers several advantages, including regular income from parking space rentals, a valuation of the property and a reduction in the risks associated with other types of real estate investments.

In addition, converting an existing space into a covered car park can represent a relatively cheaper investment compared to building a new building, while offering an attractive return on investment in the long term.

### Expansion Potential:

Depending on local demand for parking, it may be possible to explore opportunities for expansion or improvement of indoor parking in the future to meet growing demand.

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Information about risks to which this property is