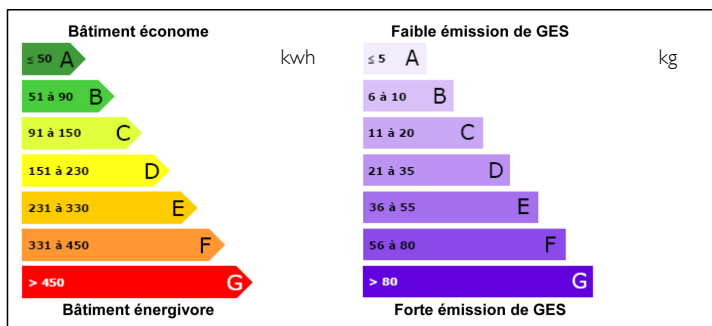


House and shops in the village

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	274 m2
Plot Size:	51 m2

IN BRIEF

Ideally located in the heart of a dynamic village, one shop and two apartments

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

Ideally located in the heart of Mareuil, a few minutes from the school and crèche, close to the road serving serving ANgoulême and Périgueux, a bakery with a 12.64m2 store, a room that can be used for on-site catering or to extend the store, a 15.54m2 laboratory a 24.31 m2 laboratory A quiet 51 m2 courtyard for outdoor service A top-of-the-range bread oven in good condition will accommodate your pizzeria or catering projects on or take-away.

Two separate apartments, each with its own private entrance.

A 120 m2 apartment in need of updating, comprising:

-First floor: 9 m2 entrance, 12.75 m2 living room, bright 17 m2 kitchen.

A quiet courtyard of 51 m2 that can be used for the professional function of the business.

-Second floor: a 22.13m2 bedroom with an adjoining second bedroom of approx. 12 m2

A shower room of approx. 3m

-On the second floor, more than 30m2 can be converted into bedrooms and storage space.

The roof is in good condition.

An apartment to renovate of over 80m2 offering:

-On the second floor, two bedrooms of approx. 16m2 and 11m2. A 3m2 storeroom.

-On the second floor, a large 22m2 hallway, and approx. 30m2 suitable for bedrooms and storage.

Roof in good condition

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

NOTES