

Elegant building in the centre of La Coquille with two shops and 3 flats for sale in the centre of the town

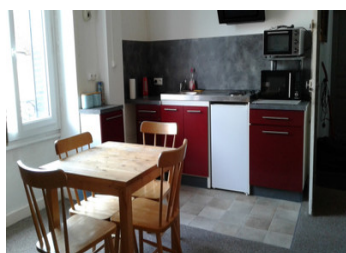
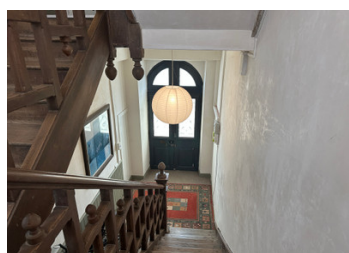


INFORMATION

Town:	La Coquille
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	269 m2
Plot Size:	0 m2

IN BRIEF

This fabulous property is well situated within the small town of La Coquille. The town boasts a train station, super market, bars and restaurants, brocante, a bank, a pharmacy and has schools and a college

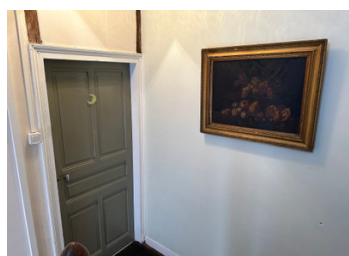


ENERGY - DPE



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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: 1142 EUR

NOTES

DESCRIPTION

The property consists of a two shops and 3 flats with the potential to create a 4th flat on the 2nd floor.

This property currently consists of :

- SHOP 1 29m2 with a storage room 9m2 / kitchenette and WC. The front of the shop is glazed so is nice and light and airy.
- SHOP 2 60m2 which has windows and doors on two sides. It has a small kitchenette in the shop and has been operated as a gift shop with a small cafe so you are able to prepare the drinks and snacks in the shop itself. It has a WC for customers and another kitchen with a bigger preparation area for the cafe plus a storage area.

The FLATS have their separate access in between the two shops or you can access the stairway from the rear of the larger shop. The property has retained lots of original features and character which includes the charming staircase leading up to the flats.

- FLAT 1 on the first floor 80m2 consists of a lounge / dining room with corner kitchen, 2 bedrooms and bathroom with shower, sink and WC. Heating is via electric radiators.
- FLAT 2 on the first floor 53m2 consists of a lounge / dining room with corner kitchen, bedroom and bathroom with shower, sink and WC plus a storage room. Heating and air conditioning is via an air source heat pump
- STUDIO FLAT 3 on the second floor 38m2...