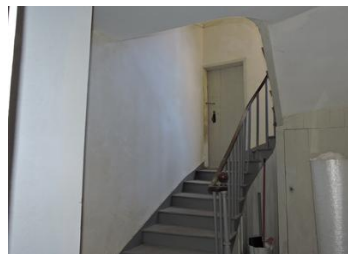


400 m building in the town centre, with apartments, garden and shop.



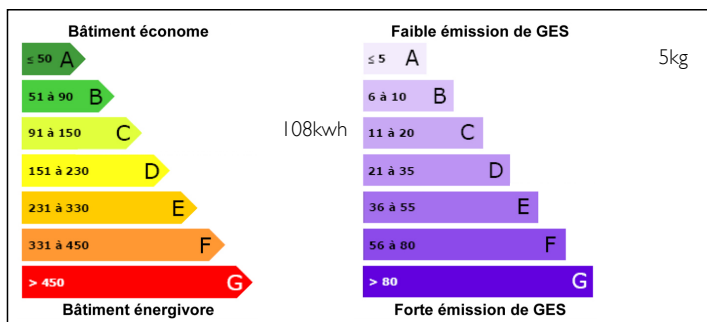
INFORMATION

Town:	ST PARDOUX LA RIVIERE
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	295 m2
Plot Size:	60 m2

IN BRIEF

This building is located in the city centre, close to shops and services. It is composed of 3 levels: A ground floor, with a surface area of 140 m² opens onto a fully renovated shop fitted and decorated, an office area, a hall, a kitchen, a bathroom, WC, the window is double-glazed anti-burglary. On the first floor is the flat, with a surface area of 130 m². It consists of a living room, a kitchen, a large corridor leading to 3 bedrooms, a bathroom and WC. The floor is fireproof, double partitions. Verified by VERITAS... The walls are pre-painted, with wiring for heating. On the second floor is the attic, 130 m² in height, with a beautiful wooden frame. MISCELLANEOUS 1 barn + 1 street level 1 inner courtyard 40m2 1 garden 30m2 The roof has been redone. Easy parking Great potential, for investors, professionals or individuals.

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.



DESCRIPTION

BUILDING + of 400m2: APARTMENT +
BOUTIQUE RENOVATED
CITY CENTRE

Town house on 3 levels
270 m2 habitable, 130 m2 convertible attic, barn 2
levels, garden, courtyard, shopping street + services,
in front of the church.

Ground floor, ready to decorate on the first floor.

Insulation, electricity, water network, insulation,
double glazed windows, Roof redone, fireproof
flooring on the first floor, double partitions. Verified
VERITAS.

On the first floor pre-painted walls, heating wiring.
Estimates for paint finishes, floor coverings, shower
rooms, heating and kitchen estimates are available
(10 to 30000€ approx.).

Ground floor 140 m2 COMMERCE/APARTMENT

Fully furnished and decorated office/shop, double
glazing, burglar-proof.
hall, bathroom / WC/ kitchenette
Entrance, staircase / cupboard

FLOOR APARTMENT 130 m2 :

living room
kitchen
3 bedrooms
bathroom / WC
large corridor
stairs

FITTING GRENIER 130 m2 full height, beautiful
wooden frame.

MISCELLANEOUS

1 barn + 1 street level
1 inner courtyard 40m2
1 garden 30m2

LOCAL TAXES

Taxe foncière: **729 EUR**

NOTES