

Commercial ground level building, enviable central town location with excellent foot traffic.



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	0
Bath:	1
Floor:	110 m2
Plot Size:	0 m2

IN BRIEF

Large ground level commercial space located in the heart of Montignac that enjoys good rental income due to its prime location. Fully refurbished only a few years ago, this unit benefits from double glazing, neutral decor, shower room with WC, mains drainage and fibre optic internet. Highly animated location with Montignac's weekly market right on the doorstep, local bars and restaurants as well as the town's highly rated 3 star Hotel.



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

110 m2 floor space, shower room with WC.

Sarlat 25km

Les Eyzies 22km

Le Bugue 32km

Airport Brive la Gaillarde 40km

Airport Bergerac 1h.

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

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