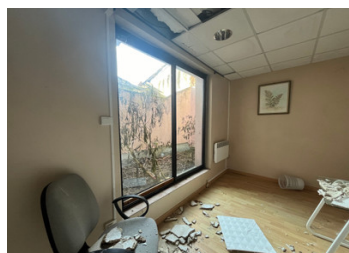
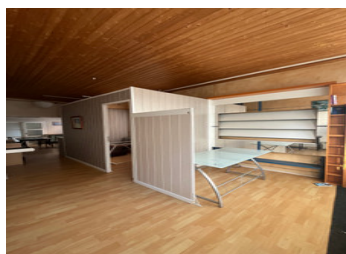
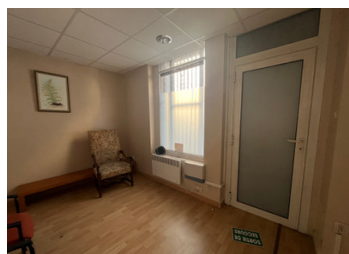


Investment opportunity



INFORMATION

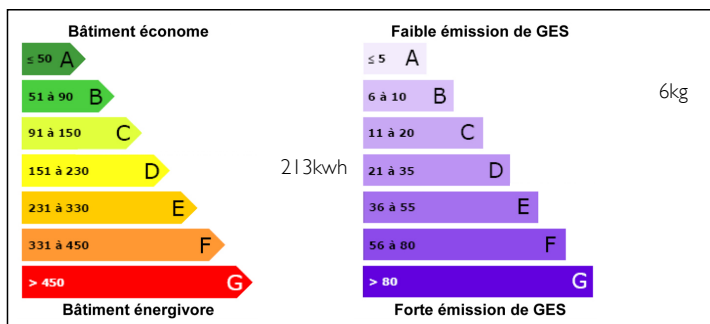
Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	0
Bath:	0
Floor:	111 m2
Plot Size:	0 m2



IN BRIEF

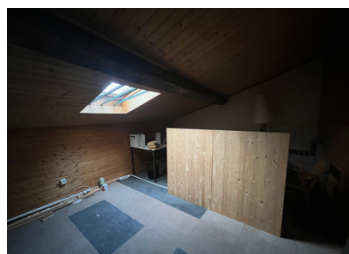
A building offering an investment opportunity. This was used for many years as commercial premises with accommodation upstairs. The good can continue to serve these two functionalized purposes. The ground floor has an area of 67 m2, and upstairs, 44 m2 are usable, including a kitchen area and WC.

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

Located in one of the shopping streets of Sainte-Foy-la-Grande, this two-story building occupies the corner of two streets. It benefits from three doors opening onto the sidewalks and numerous windows, making it bright. This property is modular, suitable for any type of commercial, office or residential project.

The ground floor :

- Large room with staircase: 49.50m²
- Room 1: 9.50m²
- Room 2: 8.60m²

Upstairs

- Landing: 1m²
- WC: 2.50m²
- Bedroom: 16m²
- Kitchen area: 12m²
- Cupboard and clearance: 2m²
- Crawling room: 10m² habitable + 5m² useful surface area

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

NOTES