LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32088TYS24 Price: 180 000 EUR

agency fees to be paid by the seller

Prime Commercial Property – Versatile Medical or Wellness Facility















ENERGY - DPE

DPE blank.

INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	0
Bath:	2
Floor:	137 m2
Plot Size:	469 m2

IN BRIEF

Step into opportunity with this exceptional commercial space, perfectly suited for medical, wellness, or allied health professionals. Formerly home to a thriving physiotherapy and medical cabinet, this single-level property is purpose-built and thoughtfully laid out for immediate use or creative adaptation.

At the heart of the property lies a spacious central treatment room featuring a built-in therapy pool—ideal for hydrotherapy or other rehabilitative practices. Surrounding this central hub are multiple private treatment rooms, including one with its own ensuite shower—a rare and valuable feature for client comfort and privacy.

The welcoming reception area and dedicated office space support efficient day-to-day operations and patient flow, while the layout encourages both functionality and serenity—essential qualities for health and wellness environments.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32088TYS24 Price: 180 000 EUR

agency fees to be paid by the seller







DESCRIPTION

Set in a desirable and well-connected part of town, this property benefits from strong visibility, ample nearby parking, and proximity to local amenities—making it an attractive choice for both clients and staff. The area is known for its community focus and accessibility, enhancing the property's appeal across a range of potential uses.
Versatile Potential:
While perfectly suited for medical or therapeutic use, this property's configuration also lends itself to other ventures:
*Wellness or massage center
*Private practice for counseling, osteopathy, or chiropractic care
*Boutique fitness or yoga studio with hydrotherapy
*Beauty clinic or spa
*Rehabilitation or recovery center

A rare opportunity to acquire a ready-to-go commercial space with built-in infrastructure in a strategic location. Whether you're expanding, relocating, or launching a new vision, this property is ready to support your success.

Arrange a viewing today and imagine the possibilities.

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

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr