LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41545VIR24 Price: 212 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (200 000 EUR without fees)

Building to renovate in the centre of Périgueux. With 15 garages















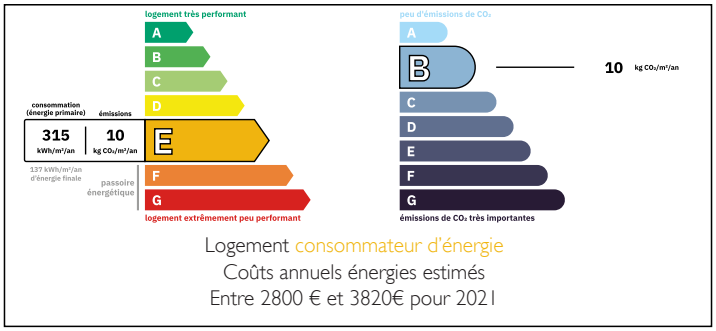
INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	202 m2
Plot Size:	285 m2

IN BRIEF

Ideal for a rental apartment or office project.
This three-storey house, measuring approximately 65 m², offers great real estate potential. Located in the town centre, in the arena district.
This building is sold with 15 garages, which provide an income of over €9,100 per year. Possibility of converting into 3 to 6 apartments.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2800 € et 3820€ pour 2021

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.
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DESCRIPTION

Steel frame.
The openings are only on the west side of the building.
Further information available on request.
The property's location in Périgueux has several advantages. Situated in a quiet neighbourhood, this address is close to the city centre, providing easy access to shops, restaurants and public services. The nearby parks and green spaces offer a pleasant setting for walks and outdoor activities. In addition, the public transport network is well developed, making it easy to reach other areas of the city.

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

LOCAL TAXES

Taxe foncière: **2630 EUR**

NOTES

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