LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44255CYC87 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

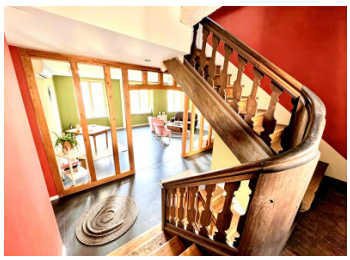
340m Character Property with Professional & Residential Space – Pierre-Buffière















INFORMATION

Town:	Pierre-Buffière
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	340 m2
Plot Size:	40 m2

IN BRIEF

An unusual and substantial 340m² character property combining professional/office premises with adjoining residential accommodation in the heart of Pierre-Buffière. Offering considerable flexibility, the property is particularly suited to a business, professional practice, live/work arrangement or mixed-use project. The existing layout includes generous office and meeting spaces, residential rooms, a kitchen and living room, with further attic and basement areas offering scope for adaptation. Attractive original features include beautiful wooden staircases, exposed stonework and traditional details. A private courtyard provides useful outdoor space, while parking is available close by. Located approximately 20 minutes from Limoges and 30 minutes from Limoges Airport, this is a property with a difference: substantial, characterful and highly adaptable.

ENERGY - DPE

DPE not required.

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.

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NOTES

DESCRIPTION

A substantial and highly versatile character property offering approximately 340m² of professional and residential space in the heart of Pierre-Buffière.

Previously used as office premises with adjoining residential accommodation, the property offers an interesting opportunity for a business owner, professional practice, live/work project or buyer looking for generous space that can be adapted to suit different needs.

The existing configuration already lends itself particularly well to professional use, with several large rooms suitable for offices, consultation rooms, meeting spaces, treatment rooms or other professional activities, subject to the buyer's intended use and any necessary permissions.

At the same time, the adjoining residential accommodation provides a more traditional and characterful feel, with attractive original features including beautiful wooden staircases, exposed stonework, traditional flooring and period architectural details.

Residential accommodation

On the ground floor, the residential section currently includes a cloakroom of approximately 12.7m², a large room of approximately 28.1m², an adjoining room of approximately 13.1m² and a kitchen of approximately 23.6m², together with a separate WC.

The first floor provides four further rooms of approximately 14.2m², 12.3m², 9.7m² and 9.5m², together with a living room of approximately 27.9m² and a separate WC.

These rooms offer considerable flexibility and could be configured as bedrooms, offices, consultation rooms or additional living space, depending on the buyer's project.