

Storage warehouse with a 50 m2 flat

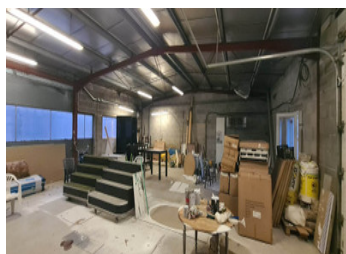
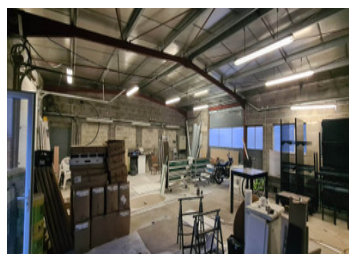


INFORMATION

Town:	Chancelade
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	180 m2
Plot Size:	470 m2

IN BRIEF

Storage warehouse of 180 m2 with a new two-room flat with fully equipped kitchen. Parking of 300m2.



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.



LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property is ideal for a craftsman looking for both a storage warehouse and a T2 apartment to live in or to house an employee. Here is a detailed description:

Storage warehouse:

The warehouse offers a generous space for the storage of materials, tools or goods related to the craft activity.

It is suitable for various types of crafts, offering enough space to organize and store the necessary equipment.

T2 Apartment:

The apartment, with an area of 50 m², is ideal for a single person, a couple or an employee.

It includes a bedroom with built-in closet, offering convenient storage space for clothes and personal belongings.

The large equipped kitchen offers a comfortable space to prepare meals, equipped with all the necessary appliances to cook with ease.

Mixed use:

The proximity of the warehouse and the apartment allows the craftsman to easily supervise his activity while enjoying housing nearby.

This can also be beneficial for an on-site resident employee for increased warehouse monitoring or to respond quickly to business needs.

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