

Stone built 2 bed flat with street level commercial premises in old part of town(Terrasson)



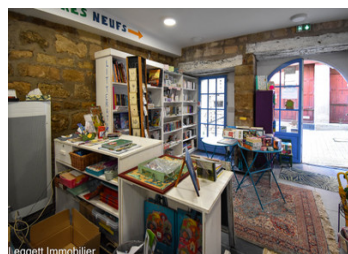
INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	106 m2
Plot Size:	0 m2

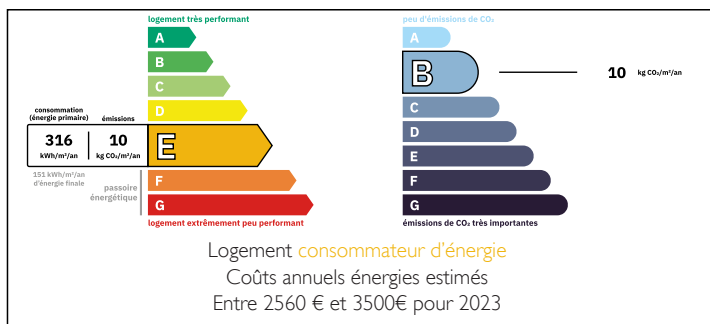
IN BRIEF

Located in atmospheric part of old Terrasson on pedestrian street not far from the historic abbey and square, this stone built property has a spacious room with street level access for potential commercial activity (currently used as a bookshop) with a two bed apartment on next two floors.

This property may be of interest to someone wanting to exploit a small business and live above shop for example, in a historic riverside market town popular with tourists in high season.



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

Street level access

Large room currently exploited as bookshop 50m2 approx

Separate door and stairs to

1st Floor

Large open room 53m2 (approx)

Living/Dining Room with Kitchen

Toilet

2nd floor

Bedroom 1 - 10m2

Bedroom 2 - 15m2

Office space

Large Landing

Dressing room/ Shower room

Toilet

Attic

LOCAL TAXES

Taxe foncière: 1344 EUR

Taxe habitation: EUR

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

NOTES