

Stone property with residential area, commercial space, and outbuildings.

EXCLUSIVE



## INFORMATION

Town:	Peyrignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	404 m <sup>2</sup>
Plot Size:	8746 m <sup>2</sup>

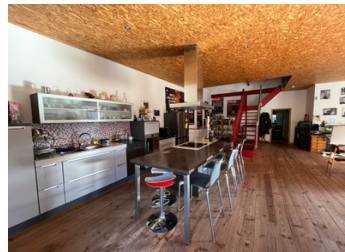
## IN BRIEF

This unique real estate complex consists of a 404 m<sup>2</sup> stone building and three annex hangars totaling 378 m<sup>2</sup>, all set on a 8,746 m<sup>2</sup> buildable plot. It includes a spacious T4 duplex of 222 m<sup>2</sup>, fully renovated, featuring wooden flooring, a wood and pellet stove, and a 30 m<sup>2</sup> southwest-facing terrace.

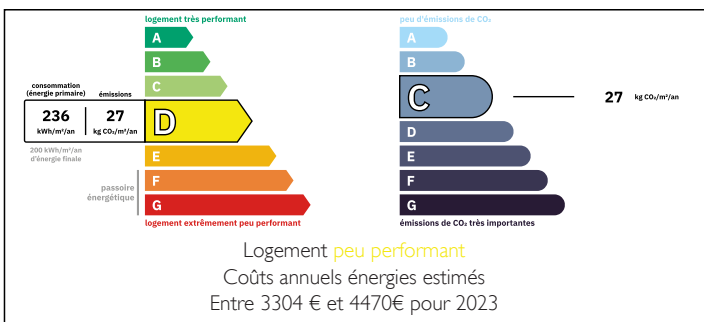
On the ground floor, there is a 182 m<sup>2</sup> commercial space with authentic charm, exposed stone walls, and underfloor heating, complemented by a 220 m<sup>2</sup> wooden terrace.

The three versatile hangars (243 m<sup>2</sup>, 101 m<sup>2</sup>, and 34 m<sup>2</sup>) offer great potential for storage or rental income. Additionally, the business itself, well-known for its concerts and renowned cuisine, is also for sale (€115,000, not included in the property price).

This property is a rare opportunity, ideal for a professional project or investment.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Discover this unique property comprising a 404 m<sup>2</sup> stone building and 378 m<sup>2</sup> of adjoining hangars, offering exceptional potential for the project.

The property is located on a large buildable plot of 8746 m<sup>2</sup>.

Ideal for an investor, artisan, or ambitious project holder!

A Duplex T4 Apartment – 222 m<sup>2</sup> (no work required)

Upstairs, a spacious T4 duplex, fully renovated with taste. This bright apartment, with parquet flooring, is equipped with a wood stove and pellet stove. Its southwest exposure and adjacent 30 m<sup>2</sup> terrace offer optimal living comfort.

An Authentic Commercial Room – 182 m<sup>2</sup> (no work required)

On the ground floor, a stunning, unique space currently used for commercial purposes. This character-filled space, with exposed stone and underfloor heating, is ready to accommodate your projects with no need for renovation. A 220 m<sup>2</sup> wooden terrace adjacent to the space completes it, making it perfect for event or commercial activities.

Three Versatile and Rentable Hangars

The building also includes three adjoining hangars, measuring:

243 m<sup>2</sup>

101 m<sup>2</sup>

34 m<sup>2</sup>

With a metal frame and steel cladding, these unheated spaces are ideal for storage or can be easily rented for additional profitability.

The business of the establishment, known to all local residents for its concerts and renowned cuisine, is also for sale at a value of €115,000. This price is not...