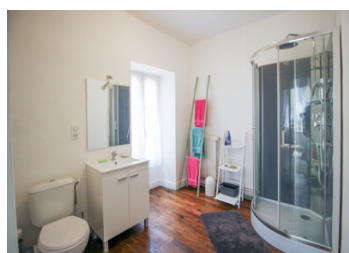
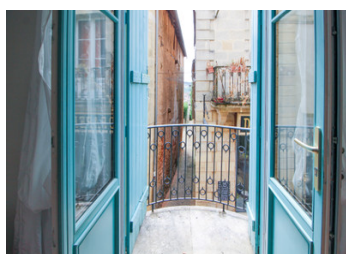


Renovated 200 m townhouse in Belvès with commercial potential and 46 m cellar



INFORMATION

Town:	Pays de Belvès
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	200 m ²
Plot Size:	0 m ²

IN BRIEF

Located in the heart of Belvès, ranked among the most beautiful villages in France, this 200 m² townhouse offers exceptional potential.

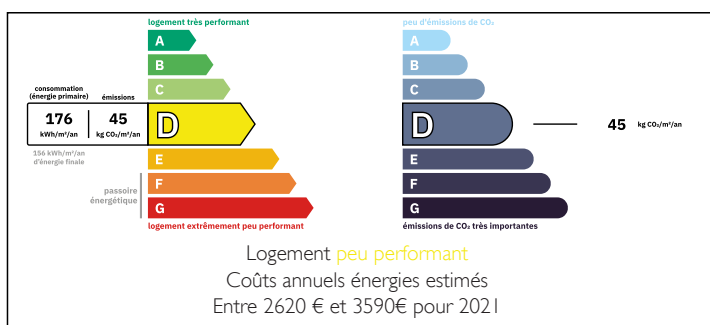
Currently arranged as an art gallery, independent shop and apartment, it can easily be converted into a family home.

Renovated with taste, featuring new electrical installation and double glazing, it boasts generous volumes: 46 m² gallery, 40 m² shop, spacious bedrooms and a 43 m² room upstairs.

A 46 m² cellar with boiler room completes the property.

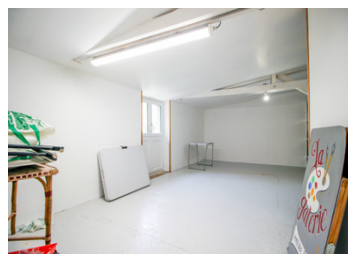
With large parking nearby, this is an ideal opportunity for a residential or commercial project in the Périgord.

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

In the heart of Belvès, one of France's most beautiful villages, this 200 m² townhouse represents a rare opportunity combining charm, quality renovation and commercial potential. The building has been tastefully renovated with noble materials, new electrical installation and double glazing, ensuring comfort and energy efficiency.

The ground floor offers versatile spaces. The art gallery, composed of two rooms totaling 46 m², provides a bright and welcoming area. A 4.5 m² kitchen, a 1.5 m² WC and a 17 m² room complete this level. The 40 m² shop, currently used as a brocante, benefits from its own independent entrance, making it attractive for professional or rental use.

The first floor is dedicated to the night area with two comfortable bedrooms of 17 m² and 19 m², as well as a 7 m² shower room. These generous volumes allow for flexible family or rental arrangements.

The second floor hosts a very large 43 m² bedroom, which could easily be divided into two separate rooms if desired. This flexibility makes the property suitable for various projects, whether as a main residence, holiday home or rental investment.

In the basement, a 46 m² cellar with boiler room provides valuable technical and storage space.

The location is a major asset: right in the center of Belvès, with large parking nearby, the house enjoys a practical and attractive environment. Belvès, renowned for its heritage and authenticity, attracts many visitors and offers a pleasant lifestyle year-round.

This 200 m² townhouse, with its detailed surfaces and current...

LOCAL TAXES

Taxe habitation: EUR

NOTES