

Dance studio, office space and adjoining buildings. Versatile property.



INFORMATION

Town:	Laroque-Timbaut
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	228 m2
Plot Size:	2600 m2

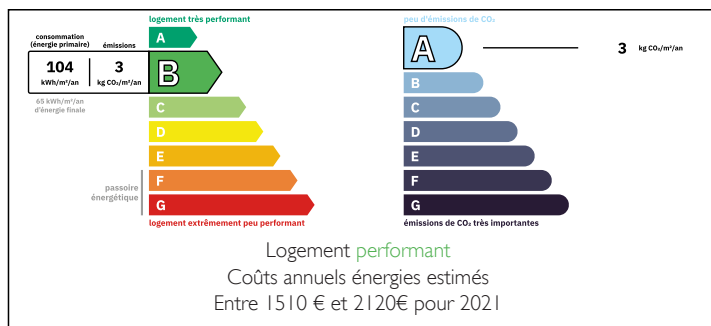
IN BRIEF

Attached property with office space, a dance studio and a huge building across the rear of the property attached which is in need of completion.

It is a very versatile property which does need some renovation and requires completing in certain areas.



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

This property offers 2 offices which then continue through to a large salon with a log burner and access to the garden. From the hallway to the side of the office, one can access the dance studio either via what is currently used as a storage room or one can enter via the large salon. The first floor is reached via enclosed stairwell which leads to a mezzanine floor over looking the dance studio, and then through into an upstairs office space and sitting area.

Beyond the studio, you have access to parking area and beyond this there is a large building which is in need of completion.

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

LOCAL TAXES

Taxe foncière: 3358 EUR

NOTES