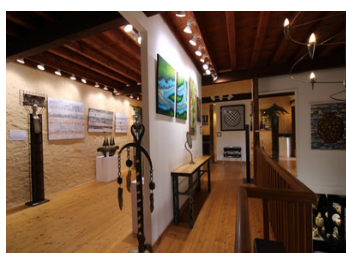


Stone house full of charm and authenticity in the heart of a beautiful touristic village in the Périgord.



INFORMATION

Town:	Le Buisson-de-Cadouin
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	240 m2
Plot Size:	0 m2



IN BRIEF

Located in the centre of a very touristic village, facing the beautiful Cistercian abbey and its cloister, this beautiful house with a private space, is actually used as an art gallery multi-artists on three levels. This building is for sale as a commercial use, a show room, an artist workshop, or any other activity, co-working for example.

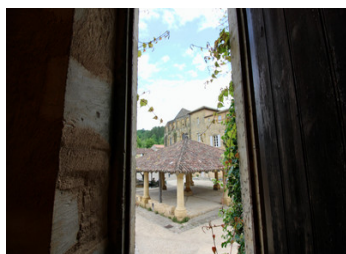
It can be used also as a housing with fittings. A terrace is available in front of the house (5mx17m) as a concession with the town hall. Roof recently restored, high speed internet, mains drainage.

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.



DESCRIPTION

For several years, this property has hosted a multi-artist gallery and serves as a vibrant space for artistic creation and cultural gatherings in the heart of the village.

Key Features:

- Building arranged over 3 floors
- Current use: art gallery / artist studio
- Numerous possibilities: shop, gallery, artist studio, residential use, or mixed residential and professional project
- Recently renovated roof
- Fiber-optic internet
- Connected to mains drainage
- Outdoor terrace area (5 m x 17 m) available under a municipal concession
- Exceptional tourist location

Layout of the property;

Ground floor:

Entrance

Main gallery space (approx. 82 m²)

Hallway / passage (approx. 2.25 m²)

Exhibition room No. 1 (approx. 17.25 m²)

Studio / workshop (approx. 19.60 m²)

Shower room / WC (approx. 2.90 m²)

First floor:

Exhibition room No. 2 (approx. 73 m²)

Total gallery area: approximately 197 m²

Independent apartment:

-First floor

-Kitchen and living area (approx. 11.60 m²)

-Second floor:

-Landing / mezzanine (approx. 22.35 m²)

-Bedroom (approx. 10.50 m²)

Total living area: approximately 44.45 m²

Located just 5 minutes from Le Buisson-de-Cadouin, where you will find all amenities (shops, services) as well as the SNCF train station, providing easy access to the surrounding region.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe habitation:

EUR

NOTES