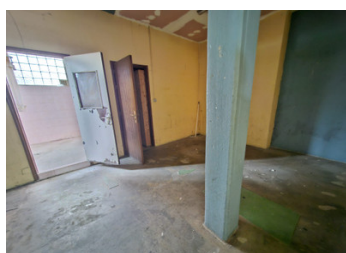


Building with great potential in the centre of Périgueux, with land suitable for development.



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	600 m ²
Plot Size:	250 m ²



IN BRIEF

The property also features an outdoor area of approximately 250 m² with potential for development and the option to create private parking spaces or an extension, depending on the project.

Thanks to its strategic location in an area undergoing rapid urban and economic transformation, this building represents a rare opportunity for: residential development, co-living or student accommodation, lofts, offices, retail units or a mixed-use residential/commercial project.

The generous floor space, existing structure and access points facilitate an ambitious renovation with significant potential for capital appreciation.

Key features:

Sought-after central location

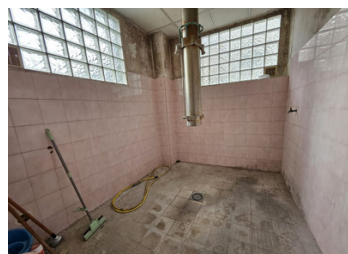
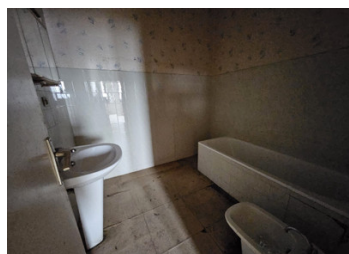
Close to the Aliénor business district

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

The property also features an outdoor area of approximately 250 m² with potential for development and the option to create private parking spaces or an extension, depending on the project.

Thanks to its strategic location in an area undergoing rapid urban and economic transformation, this building represents a rare opportunity for:

residential development,
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The generous floor space, existing structure and access points facilitate an ambitious renovation with significant potential for capital appreciation.

Key features:

Sought-after central location

Close to the Aliénor business district

Total floor area of approximately 600 m²

Outdoor parking / 250 m² plot suitable for development

Significant potential for subdivision and development

Ideal property investment project

Further details and information available on request.

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

<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2120 EUR

Taxe habitation: EUR

NOTES