

Versatile Property Complex - Residential and Commercial Potential in Pierre-Buffière

EXCLUSIVE

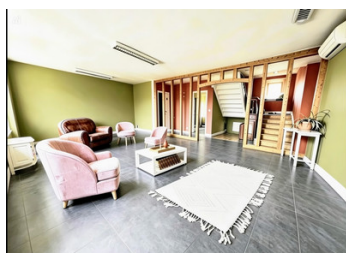
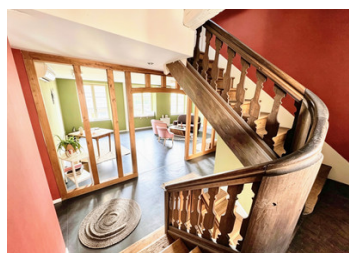
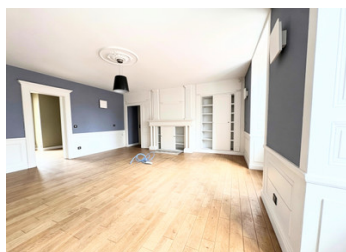


INFORMATION

Town:	Pierre-Buffière
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	340 m2
Plot Size:	40 m2

IN BRIEF

This substantial property is situated on the edge of town, close to local amenities, with parking available nearby, offering a rare opportunity for residential, commercial, or mixed-use development.

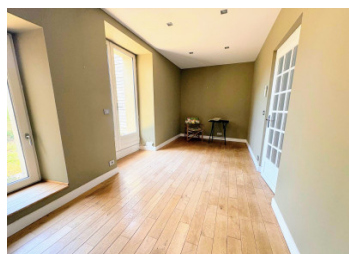


ENERGY - DPE

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

Previously operating as office premises (approximately 140m²) with adjoining residential accommodation (approximately 200m²), the property could easily be transformed into a spacious and characterful family home, business premises, or a divided project.

The property retains many attractive original features, including a beautiful wooden staircase and charming period details.

On the ground floor, the residential section currently offers a cloakroom (12.7m²), a large office (28.1m²) with an adjoining meeting room (13.1m²), and a kitchen (23.6m²) with potential to enlarge or redesign, along with a nearby WC.

On the first floor there are four rooms suitable for bedrooms (14.2m²) (12.3m²) (9.7m²) (9.5m²) or other uses, a living room (27.9m²), and a separate WC located in the hallway.

Stairs lead to the second floor attic space, where you will find two rooms offering excellent potential for conversion into additional living accommodation or ideal use for storage. There is also a room with a shower and WC, which requires renovation. Further storage space is provided by built-in wooden shelving.

The former office workspace features a large area (60.7m²) with exposed stone walls, fitted storage wardrobes, and an additional meeting room (15m²).

The basement level includes a large space (41.m²) ideal for a gym, meeting area, workshop, leisure room, or further accommodation, together with separate WC facilities for both men and women (5.2m²).

Additional benefits include a reversible heating/air conditioning system and a courtyard area. The property is situated alongside a road, with rear

NOTES