

Property complex with former garage, apartment and excellent potential for redevelopment



INFORMATION

Town:	Les Eyzies
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

In the heart of Les Eyzies, this unusual property complex occupies a 790 m² plot within a UB planning zone.

The property comprises a former car garage of approximately 311 m² on the ground floor, including a large workshop, offices, storage areas and ancillary rooms, together with an independent three-bedroom apartment of approximately 94 m². The total built area is approximately 405 m².

Offering multiple possibilities for professional, commercial, artisanal, tourism-related or mixed-use projects, subject to the necessary planning permissions and authorisations. Its central location in an area attracting significant tourist footfall is one of the property's key assets.

Renovation work will be required.



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 stated measurements are approximate and are provided for guidance only. They are not contractually binding.

Located in the heart of Les Eyzies, this unusual property complex offers a particularly interesting opportunity for a buyer looking for a building with generous volumes, excellent visibility and significant potential for redevelopment.

The property occupies a plot of approximately 790 m² within a UB planning zone and offers approximately 405 m² of built space, comprising a former car garage of approximately 311 m² on the ground floor and an apartment of approximately 94 m².

The main appeal of this property lies in its generous spaces, central location and the different possible uses it could offer. It may be of interest to a professional, investor or entrepreneur looking to create a commercial, artisanal, storage, tourism-related or mixed-use project combining professional premises with accommodation, subject to the necessary planning permissions, administrative approvals and applicable regulations.

THE FORMER CAR GARAGE

The ground floor offers approximately 311 m² of floor space, divided into several areas which could be configured in different ways depending on the future project.

The layout currently includes:

- Main garage: approximately 141 m²
- Room 1: approximately 38 m²
- Room 2: approximately 40 m²
- Room 3: approximately 12.3 m²
- Room 4: approximately 60 m²
- Room 5: approximately 20 m²

These generous spaces could accommodate a

NOTES