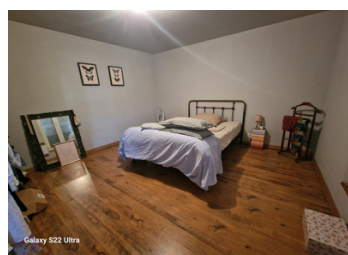
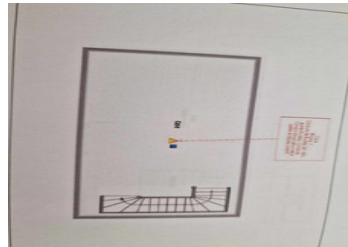
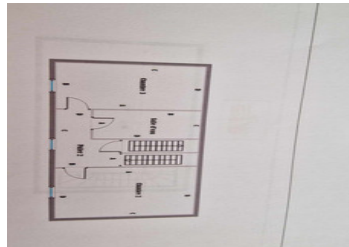
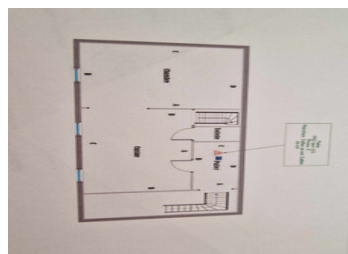


Investment property Centre Thiviers

EXCLUSIVE



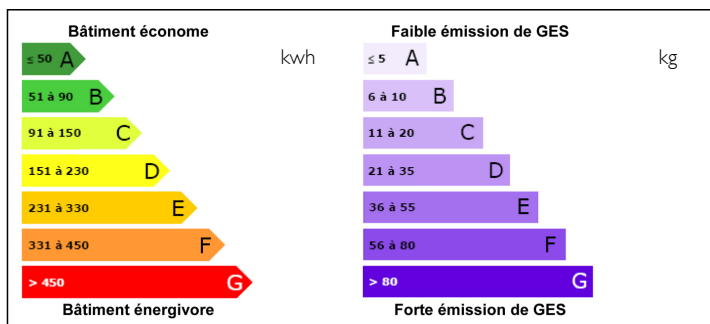
INFORMATION

Town:	Thiviers
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	0 m2

IN BRIEF

ideal investor this building divided into 2 parts On the ground floor, commercial premises that could be rented for 450 €/month, with the possibility of converting into a flat comprising a 40 m2 flat with wc. On the 1st floor, a 70 m2 duplex flat with its own private entrance: an open plan kitchen, lounge, upstairs 2 bedrooms with shower room and wc. rented 485 €.

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

Lots of charm for this stone building in the centre of Thiviers, within walking distance of all shops.

This building is divided into 2 parts

Commercial premises on the ground floor, which can be rented for 450 €/month, with the possibility of converting it into a flat comprising a 40 m2 flat with wc.

On the 1st floor, a 70 m2 duplex flat with its own private entrance:

an open plan kitchen, lounge, upstairs 2 bedrooms with shower room and wc.

rented 485 €.

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

LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES