



## listing



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 464,030.04

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Sauveterre-de-Guyenne  
Pubblicato: 25/03/2025  
Descrizione:

Ideally located under the elegant arcades of the central square, this charming building offers 96 sqm of commercial space on the ground floor, with a large shop window to maximise visibility. A dedicated office with kitchen and dining area completes this space, making it perfect for a commercial or professional activity. Upstairs there are two floors of 189m<sup>2</sup> and 134m<sup>2</sup> respectively, offering exceptional potential for residential units, offices or a mixed use development, all with superb views over the bastide and courtyard. As a bonus, a 150m<sup>2</sup> double garage, accessible from the rear road, offers further development potential, subject to planning permission. Sauveterre-de-Guyenne is a lively town throughout the year, hosting night markets, garage sales, flea markets, concerts, and various popular events. Plus, it's just an hour from Bordeaux, the vibrant and cosmopolitan city, offering even more cultural, business, and lifestyle opportunities. A property with great potential, suitable for a wide range of projects! Price including agency fees : 398.000 € Price excluding agency fees : 375.472 € Buyer commission, tax included: 6%

### Comune

Camere da letto: 7  
Bagni: 1  
Finito piedi quadrati: 316 mq  
Dimensione del lotto: 372 mq

### Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/MLSM-T9302/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9302/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi76771

