



## Ideally located in the heart of Périgueux



### 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 246,432.5

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Périgueux
Cap:	24000
Pubblicato:	29/03/2026

### Descrizione:

This building, ripe for renovation, presents a rare opportunity in the immediate vicinity of the city center, train station, and schools. The property has already benefited from some initial structural work: the facade is being renovated, windows and doors are being replaced, a new front door has been installed, and the roof is in excellent condition. This solid foundation allows for confident planning of the interior layout. The building offers a flexible configuration and comprises: Ground floor: two former studios of approximately 20 m<sup>2</sup> and 12 m<sup>2</sup> 1st floor: an open-plan space of approximately 40 m<sup>2</sup> 2nd floor: an open-plan space of approximately 40 m<sup>2</sup> with high ceilings. The spaces are completely unfinished, offering total design freedom to suit your needs. Strong potential for appreciation. Creation of several housing units. High-yield rental project. Conversion into a characterful townhouse. Favorable tax framework. Ideal for investors and/or wealth management advisors, with attractive tax schemes such as the Denormandie scheme and the possibility of optimizing through property deficit. The professional's opinion: A rare property in the city center, combining a strategic location, sound structure, and high development potential, perfectly suited to a wealth management strategy or a real estate appreciation project. A must-see. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condizione:	Must be reformed
Costruito:	1942

### Comune

Finito piedi quadrati:	110 mq
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## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito:

[http://www.arkadia.com/TXNV-T30261/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30261/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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