



listing



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 463,483.45

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauveterre-de-Guyenne
Geplaatst:	25-03-2025
Omschrijving:	

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 189m² and 134m² 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 150m² 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%

Algemeen

Slaapkamers:	7
Badkamers:	1
Afgewerkte vierkante meter:	316 m ²
Lot Afmeting:	372 m ²

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/MLSM-T9302/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi76771

