



## Local loué – Rentabilité immédiate



### 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 159,213.48

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Bergerac
Postcode:	24100
Geplaatst:	01-04-2026

### Omschrijving:

Opportunity not to be missed: commercial premises of approx. 137 m<sup>2</sup>, featuring a terrace and a private garden of approx. 169 m<sup>2</sup>. The property is currently rented and offers a fully functional layout, including several private rooms, a reception area, an office, a changing room, two showers, three toilets, storage areas and a wellness space.

The volumes and distribution make it suitable for a wide range of professional activities.

Current rental income: €882/month – Property tax: €1,859/year.

A high-value investment opportunity for any investor.

Gebouwd:	1945
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### Algemeen

Afgewerkte vierkante meter:	137 m <sup>2</sup>
Lot Afmeting:	169 m <sup>2</sup>

### Room details

Total rooms:	3
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### Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	359
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### Lease terms



Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/AGHX-T690073/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T690073/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 1560851

