



## listing



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 463,483.45

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Sauveterre-de-Guyenne  
 Posted: Mar 25, 2025

### Description:

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%

### Common

Bedrooms: 7  
 Bathrooms: 1  
 Finished sq. ft.: 316 sq m  
 Lot Size: 372 sq m

### Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Additional information**

Website URL: [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

