



Ideally located in the heart of Périgueux



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 246,432.5

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Périgueux
ZIP code: 24000
Posted: Mar 29, 2026

Description:

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 m² and 12 m² 1st floor: an open-plan space of approximately 40 m² 2nd floor: an open-plan space of approximately 40 m² 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

Condition: Must be reformed
Built: 1942

Common

Finished sq. ft.: 110 sq m



Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/TXNV-T30261/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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