



Local loué – Rentabilité immédiate



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 159,213.53

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Bergerac
ZIP code: 24100
Posted: Apr 01, 2026

Description:

Opportunity not to be missed: commercial premises of approx. 137 m², featuring a terrace and a private garden of approx. 169 m². 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.

Built: 1945

Common

Finished sq. ft.: 137 sq m
Lot Size: 169 sq m

Room details

Total rooms: 3

Energy efficiency

Energy Use (kWh/m²/year): 359



Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/AGHX-T690073/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

1560851

