



## listing



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 463,483.45

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Sauveterre-de-Guyenne
Adicionado:	25/03/2025

#### Informação adicional:

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%

### Comum

Quartos de dormir:	7
Banheiro:	1
Pés quadrados acabados:	316 m <sup>2</sup>
Tamanho do lote:	372 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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# IMLIX

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<https://www.imlix.com/pt/>

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## Lease terms

Date Available:

## Informação adicional

URL do site:

[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

