



## listing



## Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Детали объявления

Недвижимость:	На продажу
Цена:	USD 463,483.45

## Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Sauveterre-de-Guyenne
Добавлено:	25.03.2025
Описание:	

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%

## Общие

Спальни:	7
Ванные комнаты:	1
Готовые кв.м.:	316 кв м
Площадь участка:	372 кв м

## Building details

Outdoor Amenities:	Pool
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# IMLIX

**IMLIX Рынок недвижимости**  
<https://www.imlix.com/ru/>

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## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта:

[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

