



Ideally located in the heart of Périgueux



Emlakçı Bilgisi

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|-------------|--|
| İsim: | ArKadia |
| Şirket Adı: | |
| Ülke: | United Kingdom |
| Telefon: | |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

İlan Detayları

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| İçin mülk: | Satılık |
| Fiyat: | USD 246,432.5 |

Konum

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| Ülke: | France |
| Eyalet/Bölge/ Şehir: | Nouvelle-Aquitaine |
| Şehir/İlçe: | Périgueux |
| Posta kodu: | 24000 |
| Yayınlandı: | 29.03.2026 |

Açıklama:

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

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| Durum: | Must be reformed |
| Yıl: | 1942 |

Genel Bilgiler

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| Bitmiş metrekare: | 110 m ² |
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Lease terms

Date Available:

Ek Bilgiler

Web Sitesi URL'si:

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Contact information

IMLIX ID:

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