



Building

BERGERAC (24)

283 500 €*

* Agency fees to be paid by the seller



180 m²



7 pièce(s)

PROPERTY DESCRIPTION

BERGERAC Hyper center, ideal location for this atypical stone town house comprising equipped kitchen opening onto a living room (through living room), 2 spacious bedrooms, one on the ground floor, one upstairs*** } each having a room }} with WC and office area. In addition, three studios with kitchenette with office area and bedroom, on the 1st, 2nd floor and the third duplex on the courtyard side. The outdoor spaces have at the front a small courtyard which can become a parking space and at the back a garden arranged as a terrace. . You will have understood from the layout, this house has been completely redesigned for a rental activity made up of 5 lots, __ } either with students sharing the living room and outdoor spaces and } with seasonal rentals in the summer or all year round. But also can be suitable for a family, with semi-independent spaces, or liberal professional activity, possibility of the studio on the courtyard side to receive family and friends in complete independence. Innovative concept ready for use with a real financial report!! Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Cecile VERDON

BERGERAC (24100)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 843929

Property type Building

Year of construction 1930

SURFACES

Living space 180 m²

Land surface 197 m²

COMPOSITION

Number of rooms 7

DPE/GES

DPE 97

GES 15

APPENDIX

Parking space 0

Videophone Non



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle