COLDWELL BANKER
EUROPA REALTY

Building Bergerac 327 m²



SALE PRICE : 405 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

An exceptional property offering outstanding potential, ideally located in the very heart of the historic town of Bergerac, with its international airport.

The property comprises:

- A commercial premises of 82 sqm, currently operating as a beauty salon with spa facilities.
- A 200 sqm apartment arranged over three floors, featuring a terrace overlooking the garden.
- A 40 sqm studio apartment situated at the rear of the garden.

The entire property is in perfect condition and ready to accommodate a wide range of projects, whether as a professional practice with family accommodation on site, long-term rental investment or furnished holiday accommodation.

The real bonus? Absolutely no renovation work required!

Consommation en énergie primaire
104 kWhEP/m²/an (C)

Émissions de GES
15 kg CO2/m²/an (C)

Estimation des coûts annuels : entre 1 680 € et 2 370 € par an
Prix moyens des énergies indexés sur les années 2021, 2022, 2023
Honoraires 23000€ à la charge de l'acquéreur. Prix net vendeur 382000€. Prix honoraires inclus 405.000€.
Pour plus d'information, contact : Katrina Hammond Agent commercial indépendant RSAC 413 116 070/ RCP RCACO-25-031445 +33788377780
Retrouvez tous nos biens sur le site IMMOBA.
Consultez les risques liés à cette propriété sur : www.georisques.gouv.fr

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FEATURES

Property type:	Building	Area:	327.0 m²	Number of rooms:	12 rooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 104

Greenhouse gas emissions (GHG) index: C 15

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