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## 5 bedroom Business for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



**€349,800**

inc. of agency fees

5 Beds      1 Baths      247 sqm

Discover this rare opportunity to acquire a renovated building, ideally located in the heart of a dynamic village with all...

### At a Glance

**Reference** MFH-GLFAP2610

**Bed** 5

**Near to** St Cyprien

**Bath** 1

**Pool** No

**Price** €349,800

**Hab.Space** 247 sqm

**Land Tax** N/A

### Property Description

Discover this rare opportunity to acquire a renovated building, ideally located in the heart of a dynamic village with all amenities nearby.

On the ground floor, two offices offer functional space for a professional activity, while a commercial space with exposed stonework and a shop window on the main street is an ideal location for a business.

Upstairs, a two-bedroom apartment (68 m<sup>2</sup>) with a south-facing terrace offers comfortable living space. On the second floor, a three-bedroom apartment (63 m<sup>2</sup>). Both are already rented year-round and generate stable income. Whether you're looking to invest in rental property or start your own business, this versatile building offers many possibilities.

### Summary

Property type:	Business
Bedrooms:	5
Bathrooms	1
Price	€349,800

### Key Information

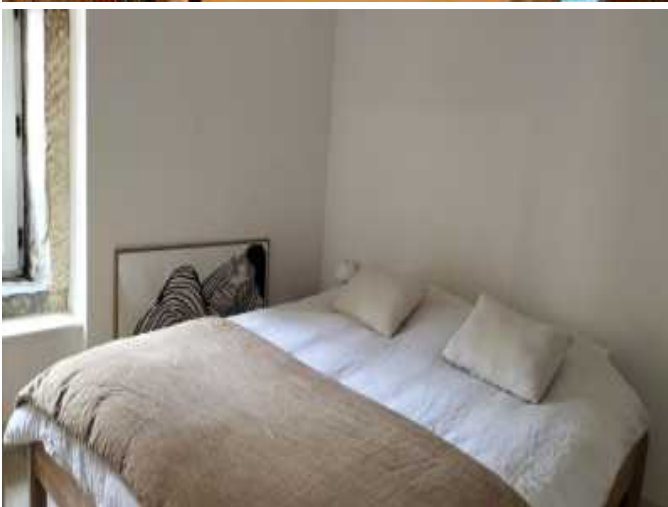
Internal Area:	247 sqm
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### Location: Nouvelle Aquitaine



## Gallery









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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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