



## Mussidan, Dordogne



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 137,415.12

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Mussidan
Postleitzahl:	24400
Veröffentlicht:	17.08.2023

### Beschreibung:

In charming village of the Dordogne, townhouse for sale.

House composed of two apartments, a refurbished apartment of 80 m<sup>2</sup> and another of 100 m<sup>2</sup> to renovate. The whole is extended by a beautiful terrace with nice open views.

The first apartment of 80 m<sup>2</sup> is composed on the ground floor of a living room as well as an equipped kitchen and a guest toilet. Upstairs, three bedrooms and a bathroom with toilet.

The second apartment with an area of 100 m<sup>2</sup> can be divided into 2 or 3 separate apartments. Either we link the two apartments, or we renovate the 2nd apartments of 100 m<sup>2</sup> for rentals. Rental income after work is estimated at €16,800/year or 8.8% of gross profitability. The detailed estimate of a renovation of the 2nd apartment was made by the current owner and we finally arrive at an invoice of 51 000 euros approximately. The plans are available. A garage and a cellar complete this property.

Gebaut:	1940
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### Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m <sup>2</sup> :	177 m <sup>2</sup>
Grundstücksgröße:	180 m <sup>2</sup>



## Zimmerdetails

Zimmer insgesamt: 4

## Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 242

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/FFPA-T64270/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FFPA-T64270/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 140864

