



## Mussidan, Dordogne



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 137,567.48

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Mussidan
Ταχυδρομικός κωδικός:	24400
Δημοσιεύθηκε:	19/07/2024

### Περιγραφή:

In charming village of the Dordogne, townhouse for sale.

House composed of two apartments, a refurbished apartment of 80 m2 and another of 100 m2 to renovate. The whole is extended by a beautiful terrace with nice open views.

The first apartment of 80 m2 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 m2 can be divided into 2 or 3 separate apartments. Either we link the two apartments, or we renovate the 2nd apartments of 100 m2 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.

Κατασκευάστηκε:	1940
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### Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	177 τ.μ
Μέγεθος αυλής:	180 τ.μ



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## Room details

Total rooms: 4

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 242

## Building details

Parking: Ναί

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [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)

## Contact information

IMLIX ID: 140864

