



## Mussidan, Dordogne



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 126,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Mussidan
Postcode:	24400
Geplaatst:	19-07-2024

### Omschrijving:

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.

Gebouwd:	1940
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### Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	177 m <sup>2</sup>
Lot Afmeting:	180 m <sup>2</sup>

### Room details



Total rooms: 4

### **Energy efficiency**

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

### **Building details**

Parking: Ja

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [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

