



## Mussidan, Dordogne



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 137,415.12

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Mussidan  
ZIP code: 24400  
Posted: Aug 17, 2023

Description:  
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.

Built: 1940

### Common

Bedrooms: 3  
Bathrooms: 1  
Finished sq. ft.: 177 sq m  
Lot Size: 180 sq m



## Room details

Total rooms: 4

## Energy efficiency

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

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

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

