



## Maison T4 entièrement rénovée à Mussidan



### 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 143,958.7

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Mussidan  
ZIP code: 24400  
Posted: Sep 06, 2023

### Description:

**\*\*Fully Renovated T4 House in Mussidan\*\***

Discover the perfect blend of modern living and classic charm in the heart of Mussidan! This fully renovated T4 house is a gem waiting for its new owner. Located in the town center of Mussidan, you'll enjoy the convenience of being close to shops, schools, and public transport.

### \*\*Property Details:\*\*

- Base area of approximately 200m<sup>2</sup>
- Built complex spanning 177m<sup>2</sup>
- Basement includes a cellar and garage
- Ground floor (R0) features a spacious living room, WC, and a well-equipped kitchen with access to a delightful terrace
- First floor (R1) boasts 3 bedrooms, each with ample cupboard space, and a generously sized bathroom with WC

But that's not all! The rest of the building is ready for your creative touch and can accommodate a variety of projects, including:

1. **\*\*Rental Investment\*\***: Transform the remaining space into one or more apartments, ideal for a lucrative rental investment project.



- 2. **Professional Premises**: Create professional spaces for a range of activities, such as a home office for a liberal profession or consultancy practice.
- 3. **Expansion Possibilities**: Explore the option of extending the main house to suit your specific needs and preferences.

This property offers endless potential, and with the hard work of the initial renovation already complete, you can focus on making it your own. Don't miss this opportunity to own a piece of Mussidan's vibrant community.

For more information or to schedule a viewing, contact us today! Your dream home or investment awaits.

Built: 1800

### Common

Bedrooms: 4  
Bathrooms: 1  
Finished sq. ft.: 80 sq m  
Lot Size: 200 sq m

### Room details

Total rooms: 7

### Utility details

Heating Fuel: Electric

### 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/AGHX-T500575/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T500575/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1002407



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