



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: EUR 126,000

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Mussidan
ZIP code: 24400
Posted: Jul 19, 2024

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/m²/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

Contact information

IMLIX ID: 140864

