



## Mussidan, Dordogne



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 137,567.48

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Мюсидан
Почтовый индекс:	24400
Добавлено:	19.07.2024

#### Описание:

In charming village of the Dordogne, townhouse for sale.

House composed of two apartments, a refurbished apartment of 80 m<sup>2</sup> and another of 100 m<sup>2</sup> to renovate. The whole is extended by a beautiful terrace with nice open views.

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

Построен:	1940
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### Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	177 кв м
Площадь участка:	180 кв м



## Room details

Total rooms: 4

## Energy efficiency

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

## Building details

Parking: да

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [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

