



## Mussidan, Dordogne



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 137,415.12

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Mussidan
Posta kodu:	24400
Yayınlandı:	17.08.2023

### Açıklama:

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.

Yıl:	1940
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### Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	177 m2
Arazi Büyüklüğü:	180 m2

### Room details



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Total rooms: 4

### Energy efficiency

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

### Building details

Parking: Evet

### Lease terms

Date Available:

### Ek Bilgiler

Web Sitesi URL'si: [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

