

Investment opportunity. Three separate living spaces all with private access in a lively Dordogne village.

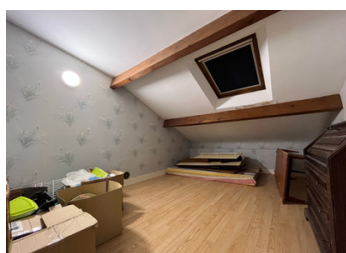


## INFORMATION

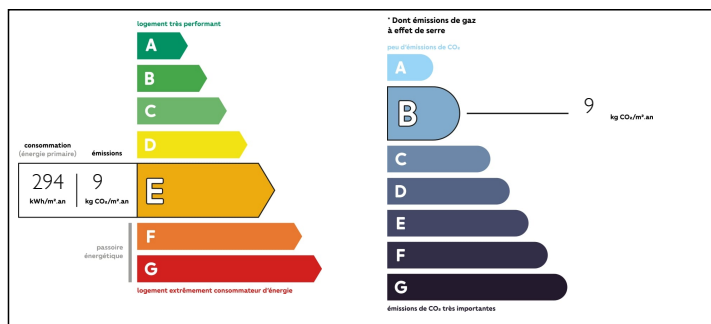
Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	245 m2
Plot Size:	0 m2

## IN BRIEF

This is a must see if you are looking for a business idea, this property has so many possibilities, three apartments all with private and communal access so could be a great chambre d'hotes, or investment as full time rentals. All in a quiet walking street in busy village that has all your daily amenities including bakery, florist, newsagents and supermarket.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Appartment 1.

Studio of 16m<sup>2</sup> with corner kitchen and separate bathroom and access to the courtyard

Appartment 2.

Open plan kitchen/diner 40m<sup>2</sup>, bathroom and access to the courtyard. On the first floor you will find a large double bedroom, wc, study space and access to a balcony in the courtyard. On the second floor you will find three further bedrooms and a wc.

Appartment 3.

Open plan kitchen /diner with access to the balcony in the courtyard, shower room and one double bedroom. On the first floor you will find an office/study and one double bedroom with velux windows.

This apartment also has access to a garage of 36m<sup>2</sup>.

Each flat is equipped with electric heating and wood heating (fireplace and wood stove)

For more information please contact the agent

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1837 EUR**

## NOTES