LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35912SCN24 Price: 51 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (45 000 EUR without fees)

Village house with garden in La Rochebeaucourt, close to shops and schools - Several conversion options







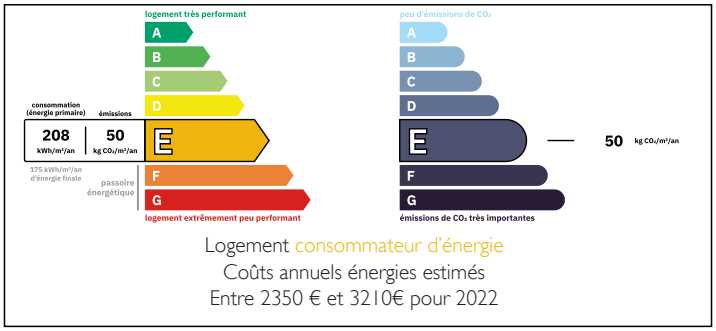








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2350 € et 3210€ pour 2022

INFORMATION

Town:	La Rochebeaucourt-et-Argentine
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1197 m2

IN BRIEF

Village House with an Enclosed Garden – A Property Full of Potential!

La Rochebeaucourt – A Convenient Location for Everyday Living!

Situated in the heart of the village of La Rochebeaucourt, this property enjoys a convenient location, just a short walk from restaurants, a bakery, a grocery shop and the school bus stop. Shops and schools are less than a 10-minute drive away, while Angoulême and its TGV high-speed train station can be reached in just 25 minutes.

A Home Full of Possibilities, Ready for You to Make It Your Own!

On the ground floor, you will find a spacious living area of over 30 m², offering plenty of room for a comfortable lounge and dining area. A separate WC

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.

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LOCAL TAXES

Taxe foncière: **438 EUR**

NOTES

DESCRIPTION

VILLAGE HOUSE WITH A LARGE GARDEN OF APPROX. 1,200 M² – GREAT POTENTIAL

Ideally situated in the heart of the village of La Rochebeaucourt, this two-storey house offers generous living space, plenty of potential for reconfiguration and a lovely plot of approximately 1,200 m² to the rear of the property.

An ideal property for a renovation project, a permanent home or a charming country retreat!

Ground Floor

The ground floor comprises:

An entrance hall;
A living room of approximately 30 m² with a kitchen area;
A separate WC.

Excellent potential to create a larger living space: by removing the hallway partition wall, the living area could be extended to approximately 40 m², creating a more spacious and welcoming room.

First Floor – Generous Rooms and Flexible Layout

The first floor comprises:

A spacious landing of 12 m², offering various possibilities for use;
Two good-sized bedrooms of approximately 15 m² each;
A 5 m² study or dressing room, which could potentially be converted into a third bedroom by reconfiguring the layout;
A bathroom with a bathtub, washbasin and WC.

The landing provides direct access to the garden, a real advantage for enjoying the outdoor space.

Outdoor Space with Plenty of Possibilities