

Village house comprising 4 bedrooms, a living/dining room, one bathroom and one shower room.



INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	4
Bath:	2
Floor:	116 m2
Plot Size:	164 m2

IN BRIEF

House 120 m² – Great Potential – La Rochebeaucourt

House of 120 m² in a quiet village, ideal for investors.

Two entrances, many layout possibilities (shared rental, division into 2 units, guest house, etc.).

On the ground floor: 24 m² kitchen, bright living room, WC + shower area.

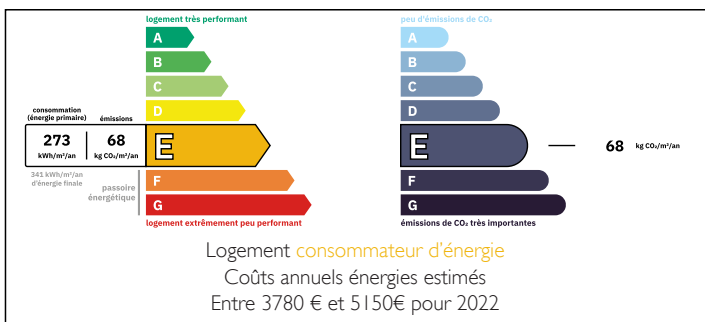
Upstairs: 4 bedrooms, bathroom + WC.

Renovation work required to enhance the property.

Very good rental potential.



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.



LOCAL TAXES

Taxe foncière: 1095 EUR

NOTES

DESCRIPTION

In the Heart of the Village — A True Renovation Gem!

Do you dream of a home full of character that you can customize to your taste? Discover this beautiful 120 m² property, ideally located in the center of La Rochebeaucourt, in a peaceful and friendly setting.

This property offers great potential:

4 spacious bedrooms

2 bathrooms

2 toilets

A majestic stone staircase, a true charming feature

Attic space that can be converted, allowing you to increase the living area according to your plans

A Project with High Potential

This old house requires renovation work, but it represents a rare opportunity for a heritage enthusiast, a family, or an investor. With a well-designed project, it can become a warm, unique home full of character.

Ideal Location

Located in the heart of the village, close to amenities, it offers a pleasant living environment while remaining calm and peaceful.

Perfect for a main residence or a holiday home

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