LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47645LOC24 Price: 186 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (175 000 EUR without fees)

Large village house, 180 m – Great potential (two-family home / investment)















INFORMATION

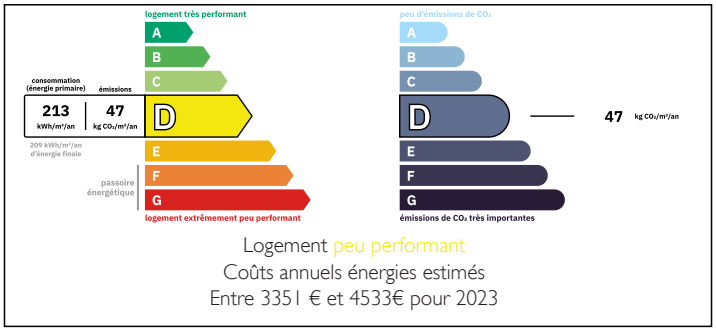
Town:	Tocane-Saint-Apre
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	180 m2
Plot Size:	619 m2

IN BRIEF

In the heart of a lively village centre, within walking distance of all amenities (shops, schools, services), discover this spacious family home with 180 m² of living space, set on a enclosed, tree-lined plot of 619 m².

Boasting spacious rooms and an excellent layout across two floors plus a full basement, this property offers a range of possibilities: a large family home, a two-family home project or a rental investment (the current layout allows for two separate flats).

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3351 € et 4533€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **1500 EUR**

NOTES

DESCRIPTION

Property features and amenities:
Living area: 180 m² over 2 floors
Plot: 619 m² with garden and terrace

Full basement: Garages, workshop area, office (ideal for working from home or a self-employed business) and storage space

Living areas: 4 bedrooms, bathroom, 1 kitchen, bright living room with herringbone parquet flooring and a fireplace on the ground floor.
Upstairs: 2 bedrooms, kitchen, shower room, living room, storage spaces.

Layout: Option to create a single large dwelling or two independent flats

Heating: Existing gas heating + heat pump already on site, requiring connection

Windows and doors: Double glazing

Sewage: Mains drainage

The property's highlights:
Sought-after location in the centre of the village, with everything within walking distance.

The building is in very good condition and offers authentic character (high ceilings, solid wood flooring, wooden staircase).

Great potential for conversion to suit your plans.

(Refurbishment and modernisation work will be required to realise the property's full potential).

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

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