LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48221LNH24 Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

Renovation Project, potential to add 120m of Living Space, Separate Studio, Multiple Purchase Options

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	La Coquille
Department:	Dordogne
Bed:	0
Bath:	2
Floor:	131 m2
Plot Size:	271 m2

IN BRIEF

Full of potential, this substantial property requires complete renovation after many years unoccupied. Buyers should budget for new glazing, insulation, heating, kitchen, bathrooms, electrics and plumbing.

Accommodation is on the first floor and comprises a kitchen with adjoining dining room, four further habitable rooms and a bathroom., while the central ground-floor garages could provide an additional 120m² of living space.

A separately accessed section at one end of the house, with a habitable room and bathroom, could be incorporated into the main living space or retained as a studio for rental income or business use.

Three purchase options exist:

- Entire property, including some garden: €56,600
- House and second rear garage, without garden:

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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NOTES

DESCRIPTION

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A separately accessed section at one end of the house, with a habitable room and bathroom, could be incorporated into the main living space or retained as a studio for rental income or business use.

Three purchase options exist:
- Entire property, including some garden: €56,600
- House and second rear garage, without garden: €46,600
- House only: €36,600

See photos for diagrams showing proposed boundaries and purchase options.

An exciting renovation project offering flexible living space and investment potential.

ENTRANCE HALL - 12.6m2
KITCHEN - 7.2m2
ATTACHED DINING ROOM - 9m2
FURTHER ROOMS TO FRONT OF HOUSE
- 10.5m2
- 11.2m2
ROOMS TO REAR OF HOUSE
- 13.2m2
SHOWER ROOM - 9.6m2
- 13.2m2

STUDIO ROOM - 23.5m2
STUDIO BATHROOM - 5.5m2

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