LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48452FEM24 Price: 82 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (75 000 EUR without fees)

House with outbuildings and building plot

EXCLUSIVE















INFORMATION

Town:	La Rochebeaucourt-et-Argentine
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	75 m2
Plot Size:	5221 m2

IN BRIEF

This property offers excellent renovation potential and a wide range of possibilities for further development. It comprises a house to renovate to suit your own tastes and requirements, together with several outbuildings that could easily be converted to create additional living space, a workshop or even a separate dwelling.

A real bonus is the adjoining building plot, which is included in the sale and offers numerous opportunities to bring your projects to life.

A charming property full of potential, ideal for renovation enthusiasts, investors or anyone looking to create a unique home tailored to their own vision.

ENERGY - DPE

DPE not required.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **806 EUR**

NOTES

DESCRIPTION

Village House to Renovate – Excellent Investment Potential!

Located in the heart of a village, this property offers a fantastic opportunity for renovation enthusiasts, property investors or buyers looking for a project they can personalise to suit their own needs and aspirations.

The main house comprises four bedrooms and a kitchen. In need of complete renovation, it offers plenty of scope for redesign, improvement and added value.

The property also includes several outbuildings with conversion potential, as well as an 80 m² building, ideal for storage, a workshop or an additional project.

A building plot is included in the sale, offering further potential for a new-build project, subject to the relevant planning regulations and permissions.

The property is connected to the mains drainage system.

Key Features:

Four-bedroom village house
Complete renovation project
Several outbuildings with conversion potential
Building plot included in the sale
80 m² building suitable for storage or workshop use
Potential rental income
Excellent investment opportunity
Numerous possibilities for conversion and development

A fantastic opportunity to create, transform and add value to a property with enormous potential, tailored to your own vision and ambitions!

Information about risks to which this property is