

## House with outbuilding



## INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	1
Bath:	0
Floor:	39 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

Investment Opportunity – Building to Fully Renovate on a Busy Road

In La Rochebeaucourt, directly adjacent to a very busy road, this old building requiring full renovation represents a rare opportunity for investors or professionals with a project.

The property offers approximately 39 m<sup>2</sup> on the ground floor, with an identical floor above, providing nearly 78 m<sup>2</sup> usable space after complete renovation.

□ Major work required: full renovation (interior finishing and fittings), allowing complete reconfiguration of the layout according to the intended use of the project.

The entire property is situated on an adjoining plot of 6,488 m<sup>2</sup>, offering significant potential for development: parking, extension, professional

## 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.

guesthouse, or mixed-use projects



## DESCRIPTION

Charming small farmhouse to renovate near shops and Angoulême train station.

A two-storey house with an additional 60 m<sup>2</sup> outbuilding.

A 140 m<sup>2</sup> barn with a roof that needs repairing.

If you love renovation projects and stone houses, this property is made for you.

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

## LOCAL TAXES

Taxe foncière: **648 EUR**

Taxe habitation: **EUR**

## NOTES