



Ref: A37888FEM24

Price: 46 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (40 000 EUR without fees)

House with outbuilding













ENERGY - DPE

DPE not required.

INFORMATION

Town:

Rochebeaucourt-et-Argentin Dordogne Department:

Bed:

Bath:

Floor: 39 m2 Plot Size: 0 m2

IN BRIEF

House to Renovate

Old house in need of full renovation, ideally located in La Rochebeaucourt, right next to a busy road.

With a floor area of around 39 m² and an upper level of the same size to be redesigned according to your needs. The property also includes an adjoining plot of 6,488 m², offering great potential for outdoor development.

Its location along the roadside makes it an attractive spot for a mixed-use project (residential, craft activity, shop, guesthouse, etc.).

Key features:

Great renovation potential

Excellent visibility thanks to the busy road

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.



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LOCAL TAXES

Taxe foncière: 648 EUR

Taxe habitation: EUR

DESCRIPTION

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

A two-storey house with an additional 60 m² outbuilding.

A 140 m² 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

NOTES