

Renovation Opportunity: Bungalow with Independent Apartment - Saint-Astier



INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	129 m2
Plot Size:	200 m2



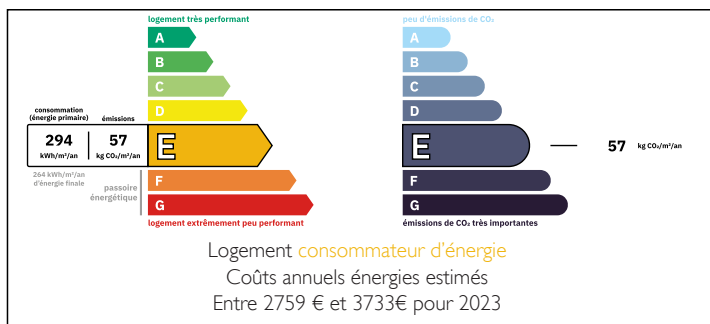
IN BRIEF

Located in Saint-Astier, this property offers excellent potential for a family home and/or a rental investment. It comprises a 96 m² main house featuring a conservatory, three bedrooms, two fireplaces and spacious living areas. Set apart from the main house is a self-contained 33 m² one-bedroom apartment (T2) with its own private terrace and garden.

The property sits on a total plot of 924 m², divided into two separate parcels. Renovation work is required to unlock its full potential, including modernisation throughout, an oil-fired central heating system and a non-compliant septic tank.

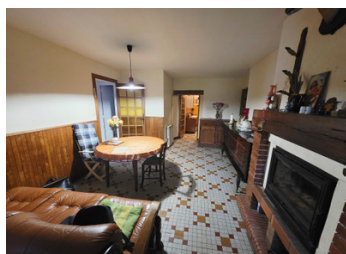
A fantastic opportunity for buyers looking to renovate and create a home tailored to their own style, while benefiting from additional rental or guest accommodation.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 574 EUR

NOTES

DESCRIPTION

This single-storey property comprises a main house and a separate self-contained apartment, offering excellent potential for renovation.

Main House (approx. 96 m²)

The house opens into a conservatory leading to the entrance hall. It features a living room with a wood-burning insert, a bright dining room with an open fireplace, a separate kitchen, three bedrooms of approximately 12 m² each, a shower room, and a separate WC.

Additional spaces include a cellar, workshop, boiler room, garage, and attic, providing ample storage and further development potential.

Outside, the property benefits from a private garden.

The house is entirely on one level. Renovation work is required throughout, including the replacement of the single-glazed windows, upgrading the old oil-fired central heating system, and general modernisation.

Self-Contained Apartment (approx. 33 m²)

Also on one level, the apartment enjoys its own private entrance, terrace, garden, and parking space.

It comprises an open-plan living area with a fitted kitchen, one bedroom, and a shower room with WC.

The apartment requires complete renovation, offering an excellent opportunity to create guest accommodation, a rental property, or a home office.

The entire property sits on a total plot of 924 m², divided into two separate parcels, making it an ideal opportunity for a family project, rental investment, or a combination of both.