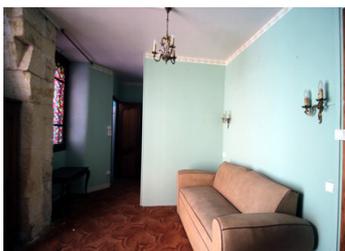


House for rental investment or town centre living.



## INFORMATION

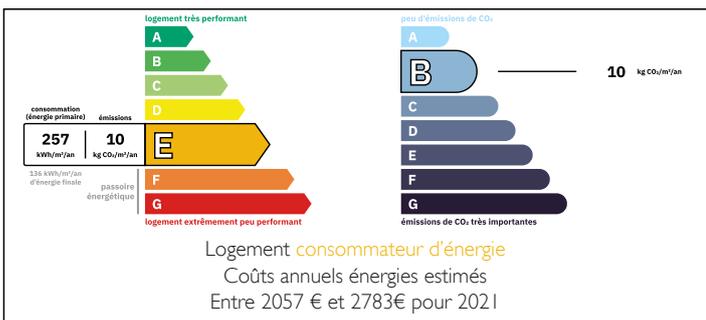
Town:	Le Bugue
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

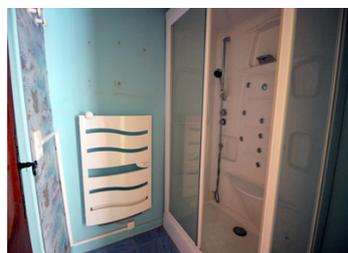
Rental investment - town centre Le Bugue  
Stone house (without garden) to renovate or to finish transforming into two independent flats.  
Close to all shops and restaurants, ideal for a pied à terre in the Dordogne or as an investment.

## 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.



## DESCRIPTION

Stone house, without a garden, in the centre of town - to be renovated.

Possibility to make two flats (existing separation)).

Profitable and sought after rental investment.

Close to all shops and restaurants, ideal for a pied à terre in the Dordogne or as an investment.

Stone house currently composed of :

Ground floor: entrance(2m<sup>2</sup>) with lift, dining room(10m<sup>2</sup>), kitchen(6m<sup>2</sup>), living room(6m<sup>2</sup>), bathroom(3m<sup>2</sup>), toilet(1,5m<sup>2</sup>), laundry room(4m<sup>2</sup>),  
First floor: entrance, living room, kitchen, 2 bedrooms, shower room, toilet.

Attic: landing, 2 bedrooms.

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

## LOCAL TAXES

Taxe foncière: **658 EUR**

Taxe habitation: **EUR**

## NOTES