

Pair of adjoining houses. Ideal for investors or to make a large house.



## INFORMATION

Town:	Chancelade
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	900 m2



## IN BRIEF

Ideal for investors or large families.  
This pair of houses is ideal for an investor or each house can be rented independently.  
Easily converted into a large house.



The 1st house is in good condition and comprises a fitted kitchen, 3 bedrooms, a shower room and separate wc.

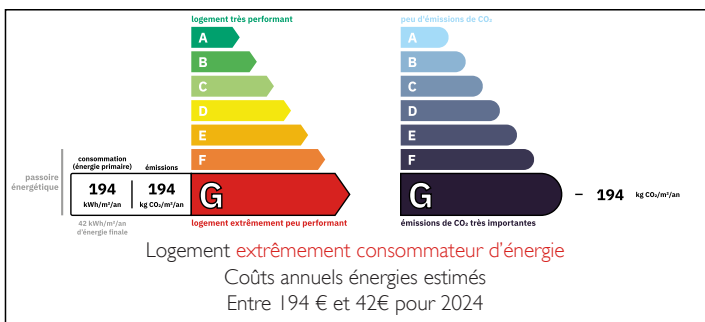
Garden level: 2 other tiled rooms with heating, boiler room and garage.



2nd house to be renovated and easily habitable after some work.

This house comprises 2 bedrooms, kitchen and living room, shower room and separate wc, garage.

## ENERGY - DPE



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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: 1650 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Ideal for an investor or a large family, this set of two houses offers interesting versatility. Each house can be rented independently, making it an excellent rental investment. Alternatively, both houses can be easily converted into one large house, providing ample space for an extended family.

The first house, in good condition, has a fitted kitchen and three bedrooms, providing comfortable living space. It also includes a shower room and separate toilet. On the garden level, there are two further tiled rooms with heating, as well as a boiler room and a garage, offering additional conversion or storage possibilities.

The second house needs some work, but can be made habitable fairly easily after a few renovations. It comprises two bedrooms, a kitchen and a living room, as well as a shower room and a separate toilet. A garage is also included, providing secure parking.

All in all, this set of two houses offers a multitude of possibilities, whether for rental investment, creating a large family home or even combining the two. Its flexible layout and varied features make it an attractive option for investors or families looking for a home that can be adapted to their needs.

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