

Hamlet of La Bachellerie



INFORMATION

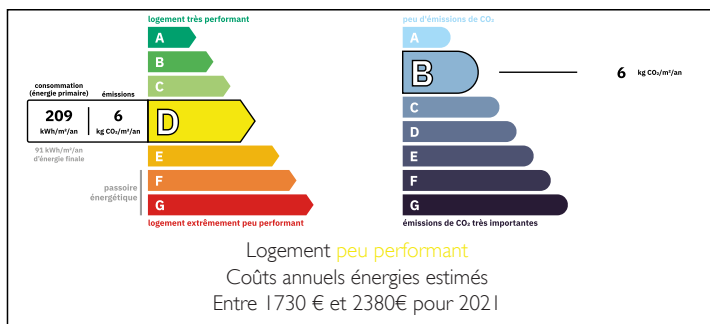
Town:	La Bachellerie
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	298 m2
Plot Size:	5258 m2

IN BRIEF

This house offers exceptional potential for a renovation project, with flexibility on the possibilities after purchase, including the option to live in the property, rent it out, turn it into guesthouses, or sell it after renovation.

Its value for money is ideal, allowing for various layout options. The peaceful location, with no overlooking neighbors, presents a real opportunity to create a pleasant home in a tranquil and serene setting.

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

The essentials are here: an ideal setting and a project with great potential!

Nestled in a charming hamlet in Dordogne, this character property sits on a vast 5616 m² plot with a swimming pool, offering the perfect environment to bring your life project to life.

Two houses full of potential:

The first, 163 m², retains all the charm of the old and is divided into two dwellings, offering multiple layout possibilities.

The second, 135 m², is already divided into several rental units, providing immediate income or could be transformed into a large family home.

Renovation and improvement works will be needed to personalize the property and make it a space that truly suits your taste!

Whether you are looking for a primary or secondary residence, a rental project with gites for immediate income, or an opportunity for added value and resale after renovation, this property meets all ambitions.

One of the homes is already rented, allowing you to receive rental income from the moment of purchase, while still maintaining the possibility to reclaim it for your own use later.

Its vast land and multiple buildings also offer the chance to invest in creating a personalized hamlet, a unique estate shaped to your image!

An opportunity not to be missed!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES