

Beautiful stone building ideally located in the heart of a very dynamic village close to Bergerac airport.



## INFORMATION

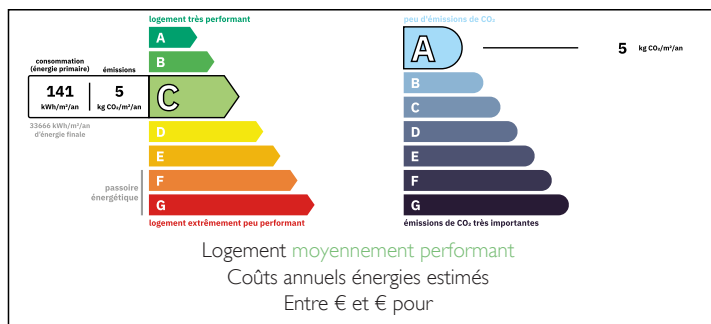
Town:	Lalinde
Department:	Dordogne
Bed:	11
Bath:	11
Floor:	600 m2
Plot Size:	0 m2



## IN BRIEF

This investment property comprising 11 bedrooms, 11 bathrooms, two private appartements has the benefit of being modular to create several apartments. The rental offer is not sufficient at the moment in the village and surroundings and there is a significant demand. This is a real opportunity for a booming market.

## 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

This stone building in very good condition comprises on 3 levels, 11 bedrooms, 11 bathrooms and lavatories, televisions, air conditioning, an apartment to refresh(110m2) including 2 bedrooms, one bathroom, wc, kitchen, living room with local stones chimney, spacious attic. Another private apartment(35m2) comprising 2 bedrooms, bathroom, wc, kitchen, living room. A rented apparthotel including one bedroom, a kitchen, bathroom, wc. To complete nice benefits, on the ground floor, a reception desk, a dining room(60m2) for breakfasts, a kitchen and PRM designed lavatories, 3 bedrooms as well as a laundry room. Land tax: €3000. Collective sanitation. Train station at 2 mns. At 25mns from Bergerac airport.

## LOCAL TAXES

**Taxe foncière: 3064 EUR**

**Taxe habitation: EUR**

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

## NOTES