

Large House for Sale - Between Périgueux and Limoges - Habitable with Works & High Rental Potential or Family

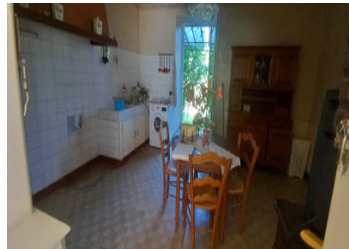


INFORMATION

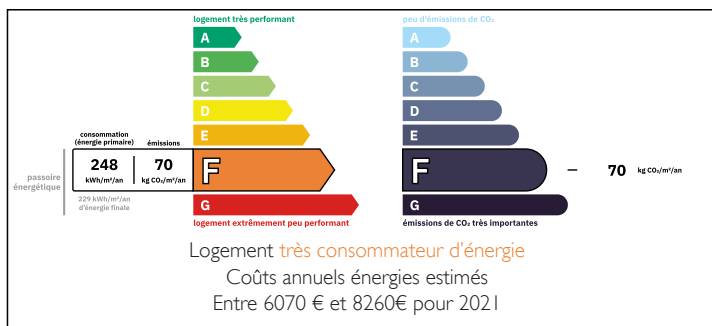
Town:	Firbeix
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	180 m2
Plot Size:	560 m2

IN BRIEF

Large House for Sale - Between Périgueux and Limoges - Habitable with Works & High Rental Potential or Family Home

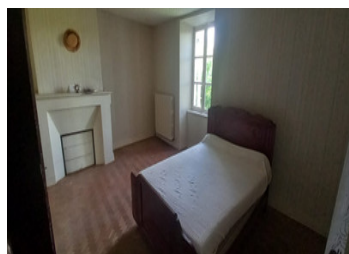
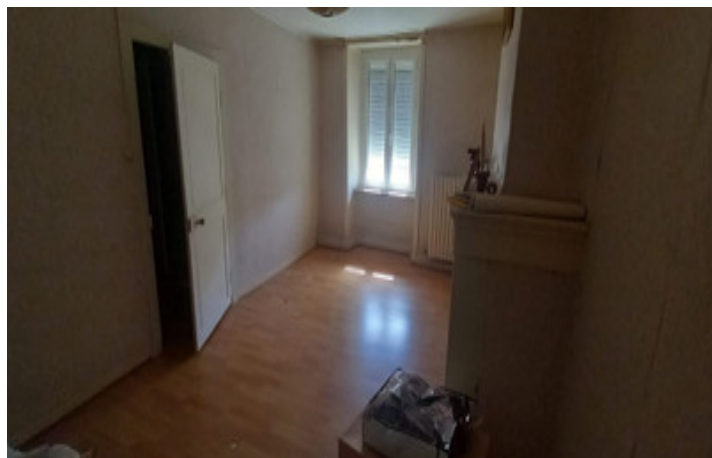


ENERGY - DPE



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

Situated between Périgueux and Limoges, this spacious house is a great opportunity for a large family, an evolving main residence or a rental investment.

With two independent entrances and a room layout conducive to the creation of several dwellings, this property can easily be redeveloped into 2 or 3 flats, or kept as a single house with large living areas.

Description:

Ground floor:

A separate kitchen

Two large living rooms (lounge and dining room)

A shower room

Two WCs

A boiler room

First floor:

Four bright bedrooms

A shower room with washbasin and bidet

Technical features:

Oil-fired central heating

Windows partly double-glazed, the rest single-glazed

Collective drainage (mains drainage)

Annexes and exteriors:

Two cellars

Attached garage

Small outbuilding ideal for workshop or garden tool storage

Land to the rear of the house, perfect for creating a garden, terrace or vegetable patch

Two independent entrances, making it easy to divide into several dwellings

Ideally located between Périgueux and Limoges, this house is on the roadside.

Healthy house, in need of refreshment, with great potential for rental or family development.

LOCAL TAXES

Taxe foncière: 770 EUR

Taxe habitation: EUR

NOTES