

## Double Home, Double Opportunity: Family or Investment?

### EXCLUSIVE



### INFORMATION

Town:	Les Cars
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	183.5 m2
Plot Size:	826 m2

### IN BRIEF

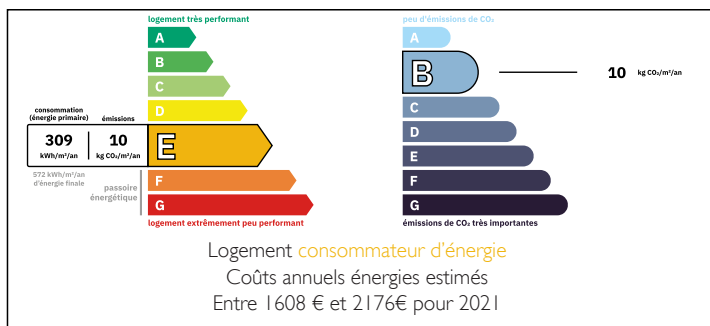
Two houses, one smart investment. Ideally, live in one and rent out the other to significantly lower your monthly costs. Or, are you dreaming of a large family home? That's also possible here.

Located in the tranquil hamlet of Les Plaisirs in Les Cars, you can enjoy a peaceful life in the French countryside. The property is move-in ready and in good condition.

Property #5 = DPE - E

Property #7 = DPE - D

### 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

Imagine: two charming homes waiting to be transformed into one spacious family residence or to serve as a clever investment in the French countryside. Located in the tranquil hamlet of Les Plaisirs in Les Cars, these houses offer countless possibilities.

These properties once functioned as two separate rental homes, each with its own cozy garden. They're ideal for anyone seeking flexibility and a solid investment.

House 1 offers a kitchen/dining room with a fireplace, a charming living room, a bathroom, and three comfortable bedrooms.

House 2 features a kitchen/dining room, a living room, a bathroom, and two bedrooms.

Both homes come with their own barn/garage, perfect for storage or as a workspace.

Good to Know:

You're investing in quality here. The homes are well-insulated with double-glazing in PVC frames, heating and hot water are electric, and a new septic tank has already been installed. This means fewer worries and immediate occupancy is possible!

Whether you dream of a large family home where everyone gathers, want to reduce your own living costs by renting out one property, or are looking for a solid investment, these homes offer it all.

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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: 985 EUR**

**Taxe habitation: EUR**

## NOTES