

## Renovation Opportunity: Bungalow with Independent Apartment - Saint-Astier



## INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	129 m <sup>2</sup>
Plot Size:	200 m <sup>2</sup>

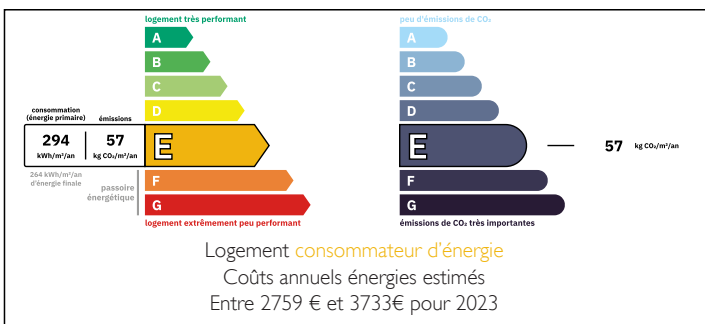
## IN BRIEF

Located in Saint-Astier, this property offers excellent potential for a family home and/or a rental investment. It comprises a 96 m<sup>2</sup> main house featuring a conservatory, three bedrooms, two fireplaces and spacious living areas. Set apart from the main house is a self-contained 33 m<sup>2</sup> one-bedroom apartment (T2) with its own private terrace and garden.

The property sits on a total plot of 924 m<sup>2</sup>, divided into two separate parcels. Renovation work is required to unlock its full potential, including modernisation throughout, an oil-fired central heating system and a non-compliant septic tank.

A fantastic opportunity for buyers looking to renovate and create a home tailored to their own style, while benefiting from additional rental or guest accommodation.

## 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.



## DESCRIPTION

This single-storey property comprises a main house and a separate self-contained apartment, offering excellent potential for renovation.

### Main House (approx. 96 m<sup>2</sup>)

The house opens into a conservatory leading to the entrance hall. It features a living room with a wood-burning insert, a bright dining room with an open fireplace, a separate kitchen, three bedrooms of approximately 12 m<sup>2</sup> each, a shower room, and a separate WC.

Additional spaces include a cellar, workshop, boiler room, garage, and attic, providing ample storage and further development potential.

Outside, the property benefits from a private garden.

The house is entirely on one level. Renovation work is required throughout, including the replacement of the single-glazed windows, upgrading the old oil-fired central heating system, and general modernisation.

### Self-Contained Apartment (approx. 33 m<sup>2</sup>)

Also on one level, the apartment enjoys its own private entrance, terrace, garden, and parking space.

It comprises an open-plan living area with a fitted kitchen, one bedroom, and a shower room with WC.

The apartment requires complete renovation, offering an excellent opportunity to create guest accommodation, a rental property, or a home office.

The entire property sits on a total plot of 924 m<sup>2</sup>, divided into two separate parcels, making it an ideal opportunity for a family project, rental investment, or a combination of both.

## LOCAL TAXES

Taxe foncière: **574 EUR**

## NOTES