

1 or 2 houses in need of renovation, with a garden and adjoining barn

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	50 m2
Plot Size:	646 m2

IN BRIEF

5-room house in need of renovation – Excellent investment potential

A 5-room terraced house in need of renovation, offering significant potential for a rental investment project or as a main residence.

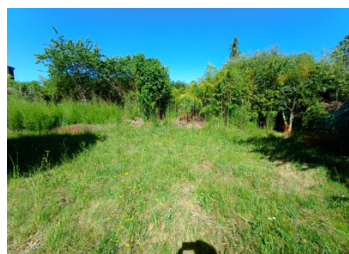
The property features a basement, a rear garden and an adjoining workshop, providing additional space for conversion and storage.

A rare bonus: the option to also purchase the second adjoining house, opening up the possibility of a larger property development project: creating multiple dwellings, extending the property or enhancing its value.

Renovation work is required, but the property offers excellent potential for transformation and profitability for an investor or buyer wishing to create a bespoke project.

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

5-room house in need of renovation – Great potential for a rental investment
Don't miss this: a terraced house in need of renovation offering great potential, ideal for a rental investment or as a main residence.

This 5-room house requires renovation work, but benefits from an interesting layout that allows you to give free rein to your design plans.

It comprises, in particular, a basement offering storage space or a wide range of potential uses, as well as a back garden, ideal for enjoying a pleasant outdoor space.

The house is semi-detached from a workshop, which preserves a degree of independence and also provides additional space that can be utilised as required.

Further potential not to be overlooked
There is also the option to purchase the second adjoining house, subject to the terms of sale. This presents a particularly attractive opportunity for an investor wishing to develop a larger property project, combine the two properties or create multiple residential units.

Key features

- 5-room house
- Renovation work required
- Basement
- Back garden
- Adjoins a workshop
- Option to purchase the adjoining house
- Significant potential for value appreciation
- Ideal for a rental investment or property portfolio

A property that appeals equally to investors and renovation enthusiasts looking for a project offering excellent potential for development and value appreciation.

NOTES

View it without delay to discover its full potential!

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