



## Immeuble de rapport – cœur de ville



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 104,712.25

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Excideuil
Postleitzahl:	24160
Veröffentlicht:	26.02.2026

### Beschreibung:

**Stone Building from the 1880s – Authentic Charm and Prime Location**

Built around 1880, this stone property stands out with its authenticity and period charm. Ideally located at the foot of the church of Excideuil, on Place Bugeaud, it enjoys a privileged position right in the town centre.

The building is composed of a two-bedroom apartment (approx. 56 m<sup>2</sup>), featuring on the ground floor, a small bedroom with washroom, and upstairs, a kitchen, a bright living room, and a bedroom with beautiful oak flooring, as well as a shower room.

This apartment can generate a rental income of €500/month.

Facing Place Bugeaud is an independent studio (23 m<sup>2</sup>) on the ground floor, currently rented for €287/month. It includes a kitchenette opening onto a pleasant living area with views of the square, plus a shower room with WC.

Both apartments are equipped with two heating options: electric or reversible air conditioning.

The air-conditioning unit is easily accessible via a staircase leading directly from the apartment's kitchen to the attic under the roof.

Parking is available on Place Bugeaud or in the nearby streets.

With its character features, quality materials, and central location, this property represents a rare rental investment opportunity, combining charm and profitability.



Check the video for a tour of the flat.

Gebaut: 1880

## Allgemein

Schlafzimmer: 2

Badezimmer: 1

Fertige m<sup>2</sup>: 79 m<sup>2</sup>

Grundstücksgröße: 220 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 3

## Energieeffizienz

Energieverbrauch in  
kWh/(m<sup>2</sup>·a): 248

## Mietbedingungen

Kaution: EUR 540

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T712668/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T712668/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1611106

