



Immeuble de rapport – cœur de ville



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 104,963.77

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Excideuil
Cap:	24160
Pubblicato:	26/02/2026

Descrizione:

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 m²), 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 m²) 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.

Costruito: 1880

Comune

Camere da letto: 2

Bagni: 1

Finito piedi quadrati: 79 mq

Dimensione del lotto: 220 mq

Room details

Total rooms: 3

Energy efficiency

Energy Use (kWh/m²/year): 248

Lease terms

Deposit: EUR 540

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/AGHX-T712668/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1611106

