



## Immeuble de rapport – cœur de ville



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 104,712.25

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Excideuil
Posta kodu:	24160
Yayınlandı:	26.02.2026

### Açıklama:

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 as 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.



Yıl: 1880

## Genel Bilgiler

Yatak odası: 2  
Banyo: 1  
Bitmiş metrekare: 79 m2  
Arazi Büyüklüğü: 220 m2

## Room details

Total rooms: 3

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 248

## Lease terms

Deposit: EUR 540  
Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [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)

## Contact information

IMLIX ID: 1611106

