

Imposing beautifully renovated town house, 5 beds/3 baths. Private courtyard garden. Market town - Dordogne



INFORMATION

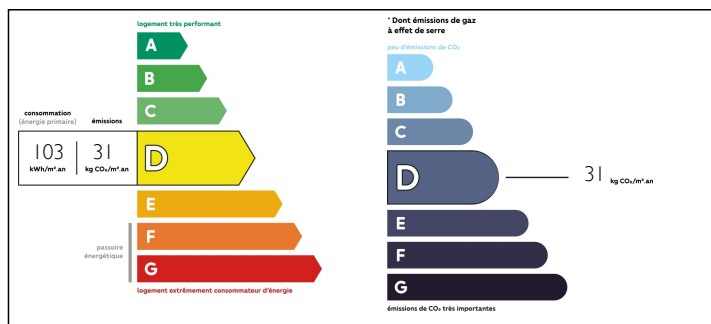
Town:	Thiviers
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	265 m2

IN BRIEF

A property which must be seen to be appreciated! This beautiful property, situated in a lively market town with all amenities, has been lovingly restored and boasts exposed stone walls, impressive beam features, original parquet flooring, 3 metre high ceilings, mains drainage, double glazing and central heating. It is a versatile property and would be suitable for a large family, a bed and breakfast and there is an opportunity to open a small shop/cafe as the existing shop front is on the lower ground floor. The property has a low maintenance private courtyard garden and workshop and cellars to the rear aspect, it would be perfect for a lock up and leave. There is street access from the cellar area. In the town there is an all year round Saturday morning market and a Tuesday morning farmer's market. Bars, restaurants, supermarkets and a train station. Schools are...

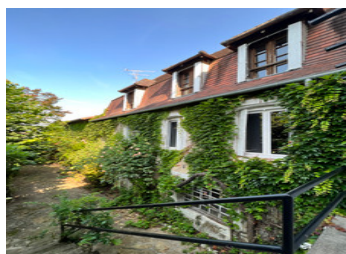


ENERGY - DPE



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

The property has been renovated to a high standard and is well insulated.

HOUSE 292m2

GROUND FLOOR

Front room/shop - 36,82m2 (exposed stone walls, stone floor tiles, door to front entrance)

Entrance hallway - 2,75m2

Separate wc - 1,9m2 (hand basin, window to side aspect, stone flooring)

Kitchen - 21,5m2 (exposed stone walls, stone fireplace, beams, range of modern fitted wall and base units, electric oven, hob and extractor, door to rear aspect covered terrace and courtyard garden)

Living room - 59,84m2 (herringbone wood flooring, dual aspect windows, fireplace, beams)

FIRST FLOOR

Landing/séjour - 20m2 (wood flooring, rear aspect, exposed stone walls and beams, ceiling height 3.3m)

Entrance to Suite 50,51m2:-

Bedroom 1 (beam features, under beam height 1.9m, carpet)

Shower and hand basin (walk-in shower, hand basin with vanity unit, rear aspect, independent hot water cylinder)

Dressing - 6,28m2 (range of hanging space and storage)

Hallway 4,3m2 (wood flooring)

Bedroom 2 - 11,30m2 (wood floor, side aspect)

Bedroom 3 - 8,16m2 (wood floor, front aspect)

Bedroom 4 - 12m2 (wood floor, double doors to front balcony, built-in cupboard)

Bathroom - 6m2 (walk-in shower, hand basin with vanity unit, wc, stone tiled flooring and walls)

SECOND FLOOR

Staircase to:

Bedroom 5 - 58,33m2 (large open-plan bedroom space, windows to front aspect, beam features - height below beams 2m, carpet, exposed stone)

Bathroom - 5,61m2 (island standalone bath, walk-in shower, hand basin with vanity unit, stone flooring)

LOCAL TAXES

Taxe foncière: 1800 EUR

NOTES