

Grand town house with ornate features, large enclosed private garden with outbuilding. Countryside views.



INFORMATION

Town:	Thiviers
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	285 m2
Plot Size:	1523 m2



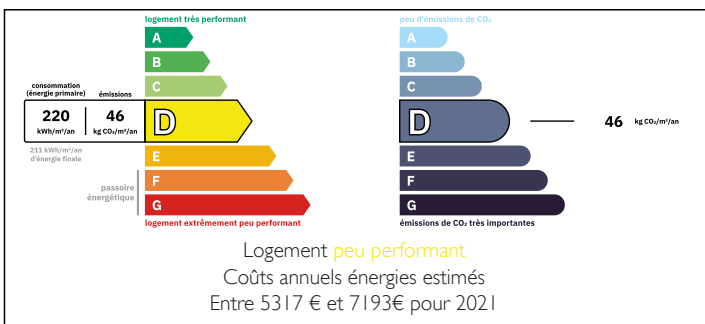
IN BRIEF

This imposing town house with private enclosed rear garden is situated in the centre of a thriving market town which has all amenities; banks, shops, bars, restaurants, cinema, medical centre and a train station.

With large voluminous rooms, beautiful wood flooring and ornate features throughout, this house would be suitable as a family home or, a bed and breakfast, as it was previously open to welcome the Pilgrims who were walking the Route de Saint Jacques de Compostelle which, passes directly in front of the property.

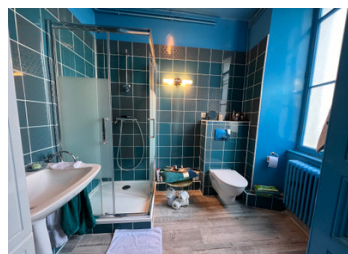
The house has had some modernisation undertaken during the past few years; recent bathrooms and updated electrics. It benefits from beautiful features such as ceiling roses, wood panel walls, marble and stone fireplaces, flag stone and original wood flooring, gas mains central heating, mains drainage,

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

HOUSE 285m2

Street level front door entrance hallway

GROUND FLOOR`

Kitchen 17,67m2 (3,36m x 5,26m) flagstone flooring, front aspect.

Rear Kitchen 12,76m2 (4,8m x 2,66m) wood flooring, fireplace, front aspect.

Dining room 27,7m2 (4,63m x 5,99m) wood flooring, fireplace, 2 windows to rear aspect, ceiling height 2,84m.

Hallway to kitchen 3,6m2 (1,4m x 2,58m) flag stone flooring.

Main hallway 9,48m2 (5,89m x 1,61m) tiled flooring, door to rear garden, staircase to 1st floor.

Living room 27,8m2 (5,7m x 4,89m) wood flooring, oval door to front aspect Juliet balcony, marble fireplace with open fire, double doors to office. Ceiling height 2,84m.

Office 21,15m2 (5m x 4,23m) wood floor, rear aspect, door to bathroom and utility.

Bathroom 6,5m2 (2,43m x 2,69m) suspended wc, shower, hand basin, stone floor, rear aspect.

Utility room 4,39m2 (2,23m x 1,97m) sink, plumbing for washing machine, door to garden.

FIRST FLOOR

Bedroom 1 - 23,15m2 (4,69m x 5m) wood flooring, fireplace, hand basin, wardrobe, rear aspect.

Bedroom 2 - 32m2 (5,96m x 5,4m) wood flooring, stone fireplace, door to bed 1.

Bedroom 3 - 20m2 (4,25m x 4,8m + alcove) fireplace, wood flooring, front aspect.

Hallway 7m2 (1,13m x 6,32m) wood flooring, cupboard.

Bedroom 4 - 20m2 (4m x 5,17m) black marble fireplace, wood flooring, cupboard, front aspect.

Bedroom 5 - 27,7m2 (4,68m x 5,93m) wood flooring, hand basin + bidet, rear aspect.

Bathroom 4,92m2 (2,25m x 2,19m) wc, hand basin, shower.

Main hallway 10,70m2 (1,48m x 7,24m) wood flooring, door with Juliet balcony.

LOCAL TAXES

Taxe foncière: **2170 EUR**

NOTES