

A 3 bedroom house with substantial outbuildings at the exit of a tiny quiet village, views over a valley

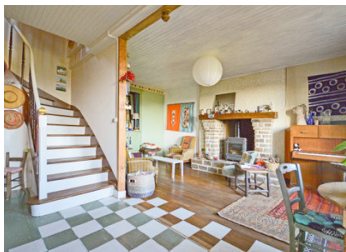


INFORMATION

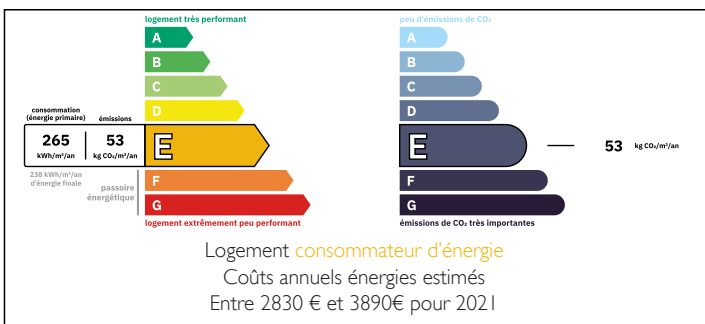
Town:	Thiviers
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	843 m2

IN BRIEF

The house sits beside a country lane with little traffic at the exit of a tiny village across from a private church and has lovely views across meadows that slope away from the property. The house is simply but neatly finished inside with wooden flooring and up to date sanitary facilities creating an altogether warm atmosphere that can only be experienced on site. The house has an additional access to the rear and large outbuildings, workshops and a forge! There is also a secluded garden behind and a small courtyard at the front overlooking the view. A definite must see!!



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 (double glazed throughout and well insulated with natural fibre)

Ground floor

Kitchen with fireplace and wood burner 27 m²

Sitting room with fireplace and wood burner 30 m²

1st floor (wooden flooring throughout)

Landing 4 m²

1st bedroom 2 windows facing the valley 21 m²

Washroom with washbasin and shower (up to date) 4 m²

W/c 2 m²

2nd bedroom with window facing the valley 9 m²

3rd bedroom with window facing the valley 10 m²

Attic (bio insulated with wood wool)

Basement dry with utility room total 60 m²

Outbuildings

Boiler room in the old forge (forge still in situ) 23 m²

Workshop 50 m²

Attic space above 50 m²

Covered woodshed 15 m²

Amenities

Local shops and supermarket 8 minutes

SNCF train station 8 minutes

Airport (Limoges) 52 minutes

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1199 EUR

NOTES