LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38872LC24 Price: 162 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (149 000 EUR without fees)

The Presbytery: 4-bed home with garden, terrace & countryside views. Rural hamlet, 10 minutes to market town.















INFORMATION

Town:	Thiviers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	151 m2
Plot Size:	508 m2

IN BRIEF

Located in a peaceful rural hamlet just 10 minutes from a lively town with a year-round Saturday morning market, this charming former presbytery offers character, space, and tranquility.

The property features four light bedrooms; one with en-suite, a generous low maintenance south-east facing garden, a large sunny private terrace and a separate covered terrace, and views over the surrounding countryside. Perfectly positioned for nature lovers, it's close to walking trails and immersed in natural beauty.

Ideal as a family home, holiday retreat, or countryside escape, this property combines rural charm with easy access to local amenities and vibrant community life.

ENERGY - DPE

DPE not required.

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.

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NOTES

DESCRIPTION

The presbytery dates from 1868 and is a notable feature of the hamlet, with a statue of a saint set into the upper wall. The house is fully habitable, though some updating may be desired. The electrics were renewed in 2006, and the property benefits from double glazing. There is no central heating, but a fireplace is present in the lounge. The furniture would be included in the sale.
The garden is low maintenance and fully enclosed. To the side, there is a covered terrace, and to the rear, a large paved terrace offers open views across the countryside.

HOUSE 151m²
Ground Floor:
Entrance hallway - staircase to 1st floor, door to front garden and door to rear terrace.
Under stairs doorway to cellar.
Separate WC 2,15m²
Kitchen 30,1m² dual aspect windows, fitted units, sink. Ceiling height 3,59m
Lounge 23,1m² open fireplace, door to side covered terrace, dual aspect windows.

First floor:
Landing 2,46m² staircase to 2nd floor attic space
Bedroom 1 - 15,73m² (3,52m x 4,47m) front aspect
En-suite shower room 2,28m² (1,19m x 1,92m) WC, shower cubicle, hand basin.
Bedroom 2 - 8,93m² (3,66m x 2,44m) rear aspect.
Family bathroom 6,89m² (3,5m x 1;97m) WC, shower cubicle, standalone bath, hand basin, front aspect, tiled floor.
Corridor 1,5m².
Bedroom 3 - 11,52m² (3,7m x 3,12m) built-in cupboard 1,39m, beams, rear aspect.
Bedroom 4 - 13,23m² (4,76m x 2,78m) front aspect.

Second floor:
Attic space.

DISTANCES...