LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47394LNH24 Price: 679 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (646 666 EUR without fees)

Exceptional Character Home, Huge Terrace with Panoramic Views, 8 Bedrooms – Perfect for French Country Living.







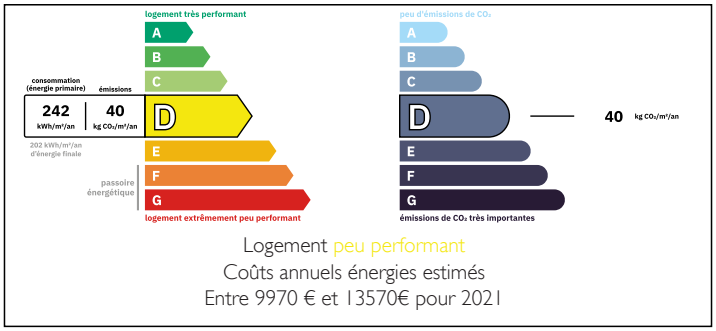








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 9970 € et 13570€ pour 2021

INFORMATION

Town:	Thiviers
Department:	Dordogne
Bed:	8
Bath:	3
Floor:	421 m2
Plot Size:	5599 m2

IN BRIEF

Beautifully renovated and full of character, this impressive stone home occupies a commanding elevated position with exceptional far-reaching views across fabulous rolling countryside.

Two expansive reception rooms with character fireplaces and exposed beams create an elegant blend of character, warmth and space. The huge rear terrace is a defining feature offering an exceptional setting for long lunches, lazy afternoons and memorable evenings with family and friends, all against a spectacular countryside backdrop. A private sunny front courtyard provides a second more intimate space.

Having 8 bedrooms, the option of single-level living and a self-contained lower-ground-floor apartment the property offers exceptional flexibility for family, guests or rental use.

With Thiviers' weekly market, cafés, bars and restaurants just moments away, this is a rare opportunity to embrace an enviable French country lifestyle in a property of genuine character and outstanding views.

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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LOCAL TAXES

Taxe foncière:	**3324 EUR**

NOTES

DESCRIPTION

Beautifully renovated and full of character, this impressive stone home occupies a commanding elevated position with exceptional far-reaching views across fabulous rolling countryside.

Two expansive reception rooms with feature fireplaces and exposed beams create an elegant blend of warmth, space and traditional charm. The huge rear terrace is a defining feature, offering an exceptional setting for long lunches, lazy afternoons and memorable evenings with family and friends, all against a spectacular countryside backdrop. A private sunny front courtyard provides a second, more intimate outdoor space.

With 8 bedrooms, the option of single-level living and a self-contained lower-ground-floor apartment, the property offers exceptional flexibility for family, guests or rental use.

With the centre of Thiviers, its weekly market, cafés, bars and restaurants within a 15-minute walk, this is a rare opportunity to embrace an enviable French country lifestyle in a home of distinction, surrounded by outstanding views.

The property offers 421m² of living space, with a mixture of double and single glazing. Heating is provided by oil-fired central heating, underfloor heating, wood-burning stoves and electric heating. The property benefits from fibre-optic internet, with hardwired connectivity throughout the house. The energy rating is D, and the property has a fully conforming septic tank. The vast majority of the furniture is also available for purchase with the property.

THE HOUSE: GROUND FLOOR

KITCHEN (23.2m²)
Occupying the former chapel, the bright and spacious kitchen makes wonderful use of its...