

Beautiful period country house dating from 16th Century in it's own park.

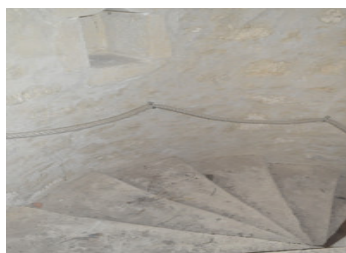


INFORMATION

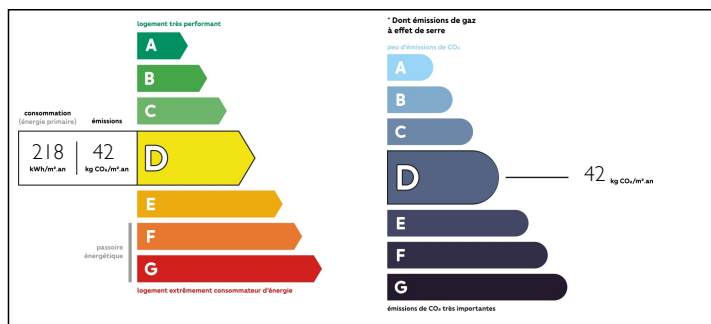
Town:	Thiviers
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	392 m2
Plot Size:	9537 m2

IN BRIEF

Beautiful period country house dating from 16th and 18th Centuries in its own park. The building consists of two wings. The 18th Century wing is habitable; the 16th Century wing requires some upgrading. Only 5 minutes from the bustling town of Thiviers, with it's shops and services.



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.



LOCAL TAXES

Taxe foncière: 2250 EUR

NOTES

DESCRIPTION

On the ground floor: a fine entrance hall (16m2) with spiral staircase leading up to the first floor. Kitchen (15.7m2), laundry and boiler room (6.8m2), cloakroom (7.7m2), spacious lounge with attractive floor tiles, exposed beams and large fireplace. (70m2), dining room (33.8m2) with parquet and marble fireplace, bedroom (34.5m2) with ensuite bathroom (11.1m2).

On the first floor: corridor (17.1m2), ensuite bedroom (27.5m2) with parquet floors, two bedrooms also with parquet floors (40m2), library (33.8m2) with Périgord parquet floor, potential bedroom and shower room (36m2) with staircase and entrance leading out of building. Gas central heating, a monumental fireplace and roof insulation recently fitted. Access to the property is via a tree-lined park. Good communication to Périgueux, Angoulême (TGV), Thiviers and Limoges (airport).

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