

An old stone 7 bedroom house in a small market town currently divided into 3 apartments. rare opportunity.



## INFORMATION

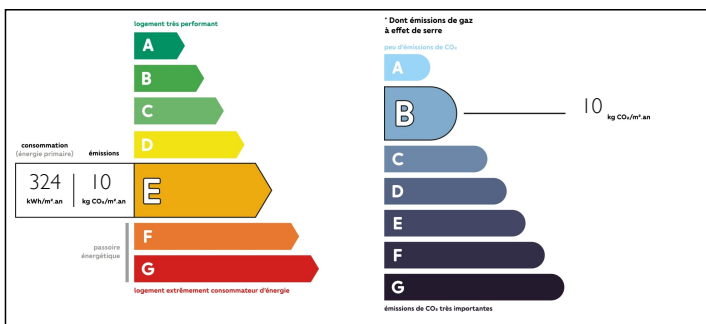
Town:	Thenon
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	190 m2
Plot Size:	219 m2

## IN BRIEF

This old property is depicted on the cadastre Napoléon of 1841 was the 1st house built in a lane that has become part of a pretty market town in the Périgord noir that has shops, ancient buildings, and schools for all ages. The property has been restored with exposed stone and beams and an ancient carved stone sink. It is also equipped with modern facilities but needs refreshing in places which is reflected in the price thus a rare opportunity. It consists of a studio flat (tenanted), a large upstairs apartment and another large one downstairs with a small garden, both empty.

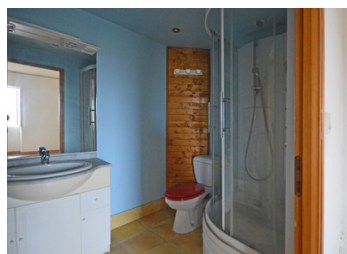


## ENERGY - DPE



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

Ground floor apartment approx 74m<sup>2</sup>:

The one storey extension comes out of the back of the house - enter through the French windows into the kitchen/living room 24m<sup>2</sup>. To the left there is a wc, a shower room 4.8m<sup>2</sup> with another wc and a bedroom 9m<sup>2</sup>. To the right of the living room are two bedrooms 9.4m<sup>2</sup> and 12.7m<sup>2</sup>.

This apartment has a courtyard/garden area.

Duplex apartment (1st and 2nd floors) approx 95m<sup>2</sup>:

On the side of the main house there is a door into a lobby and stairs up to the first floor. The stairs arrive at the living room - approx 30m<sup>2</sup> including the landing area. Off the living room there is a shower room with wc 3.7m<sup>2</sup>. Off the rear of the living room is a fitted kitchen 10.3m<sup>2</sup>. Also a bedroom on this level 13m<sup>2</sup>.

Stairs go up to a converted attic with two bedrooms 6.5m<sup>2</sup> (16m<sup>2</sup> into the eaves) and 9m<sup>2</sup> (17m<sup>2</sup> into the eaves) and a bathroom between them.

From the street there is a door into a studio flat of about 28m<sup>2</sup>.

Studio 300 €/month (tenant in place) - energy rating E

Ground floor flat with garden - vacant - energy rating F

Duplex flat - vacant - energy rating

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

## NOTES