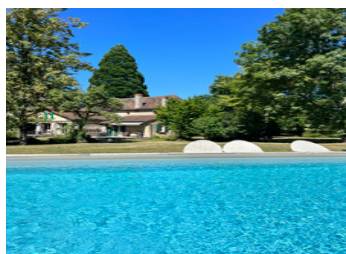


Imposing 16th.cent Manor House - family home + Gite + successful B&B. 3 acres. Edge of market town - Dordogne



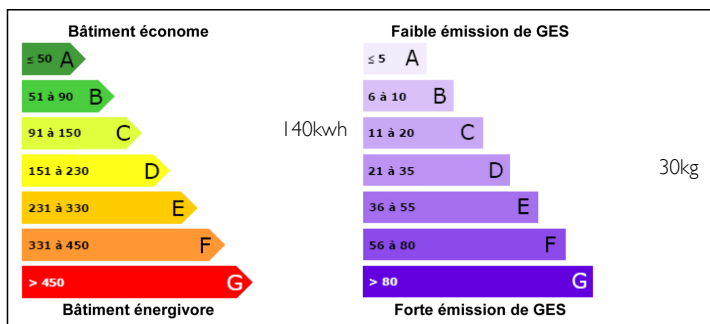
## INFORMATION

Town:	Thiviers
Department:	Dordogne
Bed:	8
Bath:	8
Floor:	345 m2
Plot Size:	12647 m2

## IN BRIEF

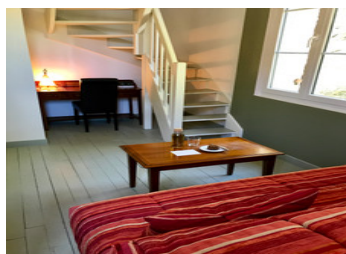
This enticing Manor House, with a spacious 3 bed private family area, has an existing and successful gite and chambres d'hôtes activity. All of the furniture and items to function the business will be included within the sale. The house could equally be used as a substantial family home, the configuration allows for this. Situated on the outskirts of a market town with all commerces and a train station, this property is popular with tourists and business clients alike.

## 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

The property has been restored and modernised, retaining character features such as beams and wood flooring, and is presented to an exceptionally high standard with double glazing throughout. The way the house has been configured, the gite and chambre d'hôtes business works well and it means that all guest suites are not in close proximity to each other or the main private living area. It is heated via mains gas central heating, a wood pellet stove, open fire and electric heating. For those hot summer months you can benefit from reversible air conditioning. The property is connected to the mains drainage system. Each bedroom benefits from its own fibre wi-fi connection point which is extremely reliable and has a fast connection. The roof is in a good condition and to the rear aspect the roofs are very recent and in great condition.

The private gated driveway leads you to the garden which is completely fenced and laid to lawn with many mature trees and shrubs. There is a swimming pool which is 2 years old and has a rolling cover.

### MANOR HOUSE: GROUND FLOOR

- An entrance hallway, with grand cupboards for storage and a separate wc, which leads to a very spacious living/dining room with stone fireplace and sliding doors leading out to a decked terrace area.

- A modern fully equipped kitchen with a usable ancient stone grill, there is a rear door with access onto the rear...

## LOCAL TAXES

**Taxe foncière: 3000 EUR**

## NOTES