

Attractive 219 m2 town house on 2 floors with 6 bedrooms, garages and 152 m2 garden in Thiviers.



INFORMATION

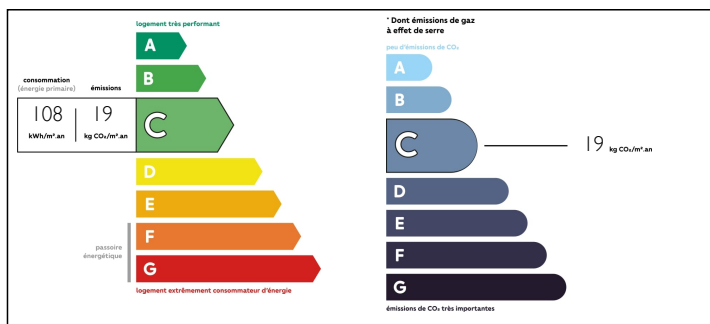
Town:	Thiviers
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	219 m2
Plot Size:	152 m2



IN BRIEF

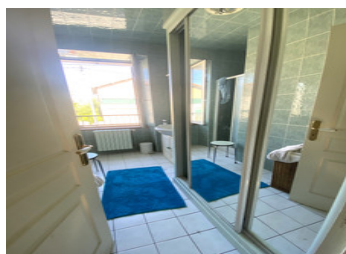
Large 2-storey town house of 219 m2 on a plot of 336 m2 in the heart of the town of Thiviers. Ground floor: kitchen, living room, shower room and large cellar. On the 1st floor there are 4 bedrooms, 1 bathroom, 1 WC and a magnificent 38 m2 stone room with exposed beams and a kitchenette with a staircase leading to the cellar. On the top floor are 2 bedrooms of approx. 16 m2 each. New roof, double-glazed windows, mains gas heating. this house is rent until 31/04/2024. To the rear of the house are 4 small garages (27, 14, 14, 17 m2) leading to an enclosed garden of 152 m2. Close to all amenities (doctor, bank, grocery shop, school, etc.). Family home or investment to create a studio on the ground floor and accommodation on the upper floors. Rented until 31/04/20024, 600 euros excluding charges), possibility of tenant leaving before the...

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

- _ 6 bedrooms (approx. 14,14,13,13,17,17 m2)
- _ 2 living rooms (24,38 m2)
- _ 1 kitchen (19 m2) and a kitchenette (3 m2)
- _ 1 cellar (45 m2)
- _ 4 garages (27,14,14,17 m2)
- _ 1 garden (152 m2)
- _ 2 shower rooms (4,4 m2)
- _ new roof, double glazed windows, wifi connection in every room.
- _ 1 fireplace, town gas heating with cast iron radiator.
- _ Rented for 600 Euros a month until 31/04/2024

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

NOTES