

Super renovation project - spacious stone house, edge of market town, countryside views, 1.59 acres - Dordogne

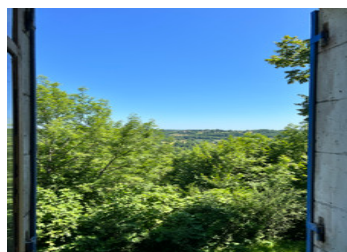


## INFORMATION

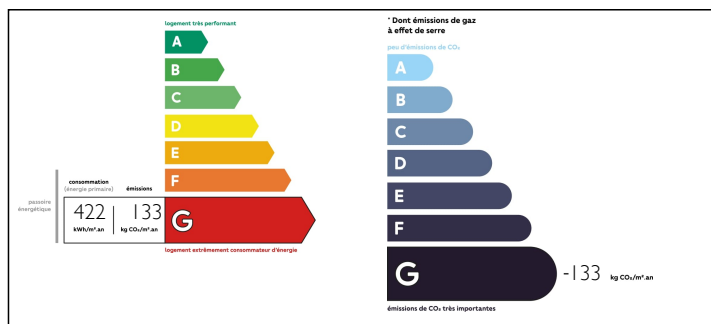
Town:	Thiviers
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	6440 m2

## IN BRIEF

A fantastic renovation project. Spacious detached stone house on two habitable levels with a large basement area, loft for potential conversion and a garage. The property has a total of 1,59 acres which includes an adjoining side aspect garden and a large sloping piece of land to the front aspect. Within easy walking distance, 1 km, to the market town which has all commerces and a train station.



## 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

This house appears solid but the roof will require attention, there has been water ingress into one room on the second floor but the loft area looks to be dry. The electrics will require renewing as will the plumbing and the heating. There is original wood flooring throughout, lovely wooden staircase and curved handrail, dual aspect windows. The house has, at present, two habitable levels with street access into the house to the first floor level and the second floor level.

The living areas of the property could be changed to have upside down living. If the main living area and kitchen were on the second floor with street access to the front, you will be able to make good use of the two fireplaces and also have the long reaching views across the countryside.

The property is within an easy 1km walk to the town centre which has all commerce, a train station and a weekly, all year round, Saturday market. Within 4km there is a leisure lake with beach and restaurant which, has live music during the summer months within. For other local activities, the village of Corgnac sur L'Isle has a velo rail and walks along the river. Touristic Brantôme is within easy reach as is the capital of the Dordogne, Périgueux city.

The property has a small country lane to the rear aspect, this is not a busy road and is just used...

## LOCAL TAXES

**Taxe foncière: 700 EUR**

## NOTES