

Super 4 bedroom detached house, countryside views, peaceful location, 5 mins to a market town - Dordogne

EXCLUSIVE



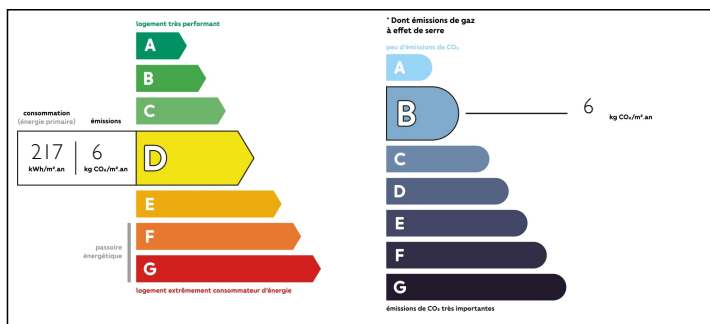
INFORMATION

Town:	Thiviers
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	2501 m2

IN BRIEF

Immaculately presented, move straight in, villa style house with a large garden. Situated just outside a thriving market town in the Périgord Vert part of the Dordogne, close to all amenities and a railway station. This is a lovely low maintenance home or an ideal lock-up and go!

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

Situated in a countryside setting with a few houses dotted along the quiet chemin, you reach this house by a gravelled driveway. A covered terrace to the front leads into a vast entrance hall. To the left, through the glazed double doors, is the light living room/dining area with two sets of french doors to the front aspect, a door and window to the rear. A wood burner is situated in the dining area of this room. There is a lovely, luminous, fully equipped kitchen with double doors out to the rear terrace area, steps down to the garden and views of the town and countryside across the fields. There are steps leading down into the spacious garage area and cellar/storage area. In the hallway is the separate wc with hand basin and a generous store cupboard. A few marble steps lead you up to two good-sized bedrooms and the family bathroom with wc, hand basin, bath with shower attachment.

On the first floor, in the tower, are another two bedrooms. The bedroom at the front has a delightful balcony with views across the countryside.

There is electric heating throughout the house.

There is exterior access into the spacious garage: water and electricity is in place.

The garden is fully fenced, mostly laid to lawn with mature shrubs and trees, and there is plenty of room for a pool.

GROUND FLOOR:-

Entrance hall 10m²...

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES