

**UNDER OFFER** Terrific building project to make a 2-bedroom house with spectacular views.

## EXCLUSIVE



## INFORMATION

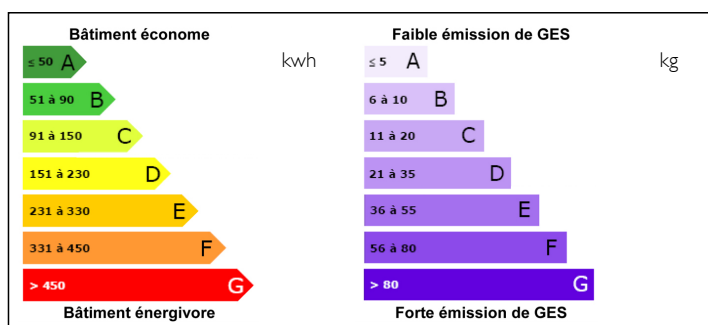
Town:	Thiviers
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	1203 m2

## IN BRIEF

**UNDER OFFER** What could be more exciting than a blank canvas? This building project may be unfinished, but the quality of the work done so far is outstanding and can be finished to your liking. With a panoramic view of patchwork countryside to the front and the amenities of Thiviers within walking distance, this property is full of potential, just waiting to be realised.



## 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

UNDER OFFER With the floor plan already thoughtfully allocated, this property will provide ample, usable living space. First fix electrics and plumbing has been installed throughout the building ready to accept switches, sockets, and water connections. With the void space above the ceiling still accessible, additional wiring can still be added if required. The current finish of the walls is plasterboard with joint tape that has been filled and rubbed down to a high standard. The floors throughout the property are concrete. New uPVC double glazing is installed throughout. A new septic tank is in place to the front of the property and is ready for connection.

The buyer will need to undertake the following:

- Request connection to electricity network and installation of and connection to a meter.
- Request connection to water network and installation of and connection to a meter.
- Install heating.
- Install all electrical sockets and switches
- Install all sanitaryware.
- Install flooring throughout

### ENTRANCE HALL (3,6m2)

Entered through the front door at the front and centre of the house. Double wooden glass-paned doors enter into the lounge. To the left of the front door is a small room to install a WC.

### LOUNGE (23,2m2 : 5,8m x 4m)

A really spacious and bright room with an adjoining dining zone. Double sliding doors with...

## NOTES