

Immaculate detached stone house 4 beds/3 bath, countryside views, swimming pool, walk to shops - Dordogne



## INFORMATION

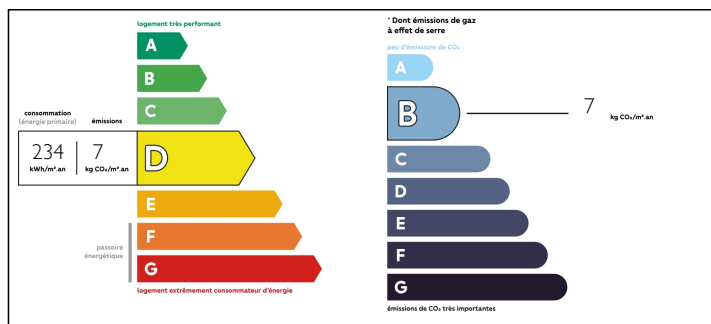
Town:	Thiviers
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	148 m2
Plot Size:	1008 m2

## IN BRIEF

South facing property. Immaculately refurbished, this spacious family home is situated in a quiet countryside position but, within easy walking distance to a market town with all commerces. Equipped with modern touches, this property retains bags of character; exposed stone walls, feature beams and beautiful wood flooring. There's also the bonus of a garage, workshop, the lovely in-ground swimming pool and a low maintenance enclosed garden. There are many walking and cycling trails in the immediate vicinity; the disused railway line in Thiviers is the start of the Flow Vélo, a 290km cycle route which stretches from the Périgord Vert to the Atlantic coast.



## 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.



## LOCAL TAXES

**Taxe foncière: 1 500 EUR**

## NOTES

## DESCRIPTION

All radiators and water in the home are heated by the pellet burner, this enables a cost efficient way to produce the heat via a thermostatic control. There is a controlled mechanical ventilation system throughout which keeps the house free of damp and, along with the double glazing, ensures it keeps dry and draft free. There is also a water softener installed to stop the limescale corroding the appliances, taps, showers etc.

HOUSE 148m2

### GROUND FLOOR

Veranda 9,48m2 (tiled flooring, oscillating aluminium windows)

Entrance

Kitchen - 15,2m2 (dual aspect, range of fitted units, central island, electric range oven, dishwasher, large storage cupboard, PVC wood effect floor)

Living room - 20m2 (Pellet burner heats radiators, exposed stone wall, dual aspect, PVC wood effect floor, staircase to 1st floor)

Separate WC

Utility area 4,8m2 (place for washing machine, hot water tank, staircase to 1st floor)

Bathroom (bath, hand basin, wc, rear aspect)

### FIRST FLOOR

Landing (beautiful winding wood staircase with wood flooring, fitted cupboards)

Main bedroom 19,27m2 (dual aspect, feature fireplace, wood flooring)

- Dressing area (fitted shelving and hanging rails)

Bedroom 2 - 13m2 (front aspect, wood flooring, fitted store cupboard)

Shower room 3m2 (shower, wc, hand basin, rear aspect)

Bedroom 3 with mezzanine - 19,59m2 (feature beams, 4 large remote control velux windows with rain sensor opening/closing and remote control blinds)

Bedroom 4 - 10,64m2 (rear aspect, fitted shelving)

- en-suite 2m2 (shower, wc, hand basin)