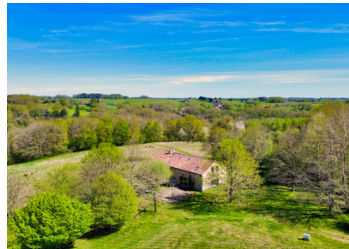


Stone building , no neighbours in the quiet, bordered by a river.

EXCLUSIVE



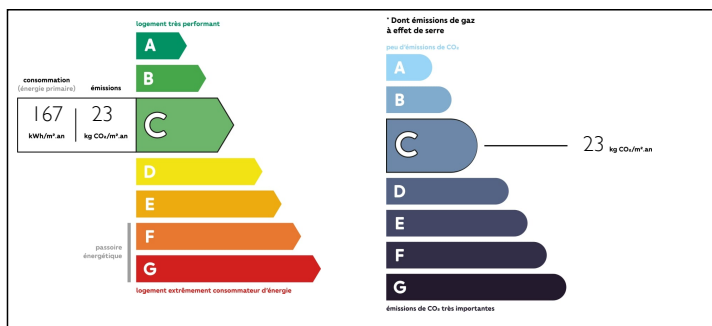
INFORMATION

Town:	Thiviers
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	250 m2
Plot Size:	80000 m2

IN BRIEF

Beautiful stone building (former barn) facing south-south-east, completely restored and redesigned in a timeless style. Large adjoining plot of 80,000 m2, much of it wooded. Bordered by a river. 250 m2 of living space including a living room with kitchen of 114 m2 and a shower room with WC on the ground floor. The ground floor has underfloor heating. 5 bedrooms upstairs with a bathroom, WC and shower room. Covered east-facing terrace. This exceptional property is about 12 minutes from Thiviers. Thiviers has an SNCF 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

Beautiful stone building (former barn) facing south south east, completely restored and redesigned in a timeless way. All in exposed stone.

Large adjoining grounds of 80,000 m², mostly wooded but also with 1.7 ha of grassland.

All bordered by a river.

250 m² of living space including a living room with kitchen of 114 m² and a shower room with WC on the ground floor.

The ground floor has underfloor heating.

5 bedrooms upstairs with a bathroom, WC and shower room.

Covered east-facing terrace.

This exceptional property is about 12 minutes from Thiviers.

Thiviers has a train station with connections to Bordeaux and Paris from Périgueux and Limoges.

The small market town of Thiviers offers everything you need for a happy country life.

Built on a puy at an altitude of 276 metres, Thiviers dominates an undulating green landscape in which the Côte and Isle rivers soak up the sun. Thiviers has always been considered a place of passage and a place to live. Thiviers forms a natural transition between the Limousin region to the north and the province of Aquitaine to the south, and is the southern gateway to the Périgord-Limousin Regional Nature Park.

Its location on the RN21 is remarkable. In addition, rail transport of people and goods ensures a continuous and constantly increasing activity towards the major centres.

Thiviers is the central town of the Périgord-Limousin Community of Communes, which since January 2017 has comprised 22 communes and almost 15,000 inhabitants. This area of the Périgord Vert offers nature tourism,...

NOTES