

# EXCEPTIONAL CHARACTER HOME, HUGE TERRACE WITH PANORAMIC VIEWS, 8 BEDROOMS – PERFECT FOR FRENCH COUNTRY LIVING.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A47394LNH24 |
| PRICE | € 679,000<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (646 666 EUR hors honoraires) |
| BEDROOM | 8 |
| BATHROOM | 3 |
| ACCOMMODATION | 421 m² |
| LAND | 5599 m² |
| TOWN | Thiviers |
| DEPARTMENT | |
| LOCATION | Hamlet property |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | |
| FEATURES | Private drainage, Garage, Private parking |

*Price based on current exchange rate which is subject to change





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Beautifully renovated and full of character, this impressive stone home occupies a commanding elevated position with exceptional far-reaching views across fabulous rolling countryside.

Two expansive reception rooms with character fireplaces and



# DESCRIPTION

Beautifully renovated and full of character, this impressive stone home occupies a commanding elevated position with exceptional far-reaching views across fabulous rolling countryside.

Two expansive reception rooms with feature fireplaces and exposed beams create an elegant blend of warmth, space and traditional charm. The huge rear terrace is a defining feature, offering an exceptional setting for long lunches, lazy afternoons and memorable evenings with family and friends, all against a spectacular countryside backdrop. A private sunny front courtyard provides a second, more intimate outdoor space.



With 8 bedrooms, the option of single-level living and a self-contained lower-ground-floor apartment, the property offers exceptional flexibility for family, guests or rental use.

With the centre of Thiviers, its weekly market, cafés, bars and restaurants within a 15-minute walk, this is a rare opportunity to embrace an enviable French country lifestyle in a home of distinction, surrounded by outstanding views.

The property offers 421m² of living space, with a mixture of double and single glazing. Heating is provided by oil-fired central heating, underfloor heating, wood-burning stoves and electric heating. The property benefits from fibre-optic internet, with hardwired connectivity throughout the house. The energy rating is D, and the property has a fully conforming septic tank. The vast majority of the furniture is also available for purchase with the property.



THE HOUSE...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47394LNH24

COMPLETE FILE AND PHOTO ON REQUEST

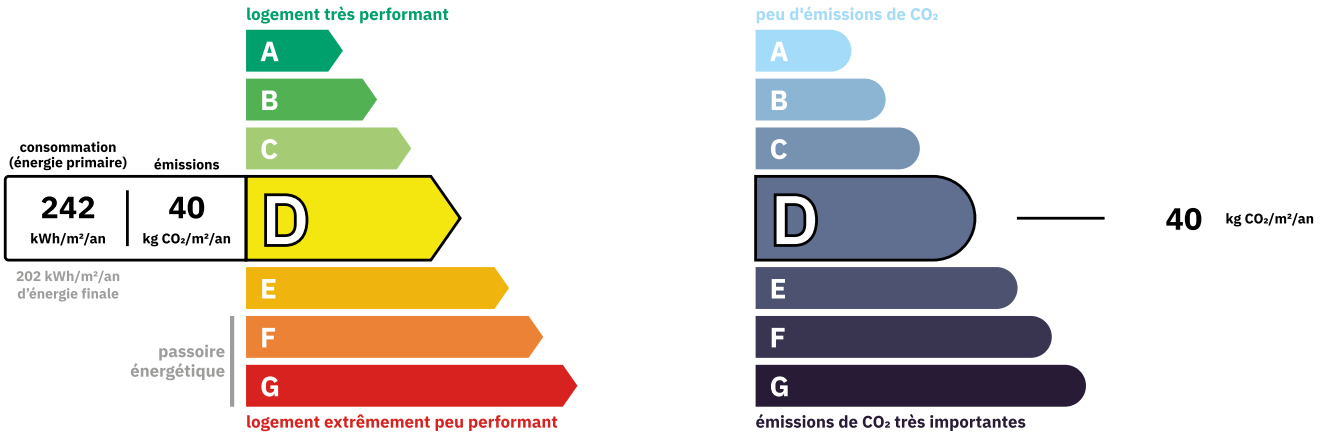
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 9970 € and 13570€ for 2021

# NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

# CONTACT

**Réf :A47394LNH24**

FILE COMPLETE AND PHOTOS ON REQUEST


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