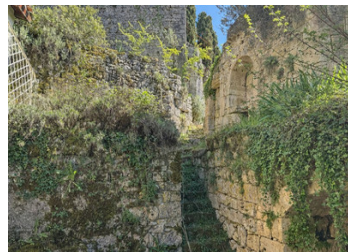


Character home in the heart of a medieval village with panoramic views and secret garden

EXCLUSIVE



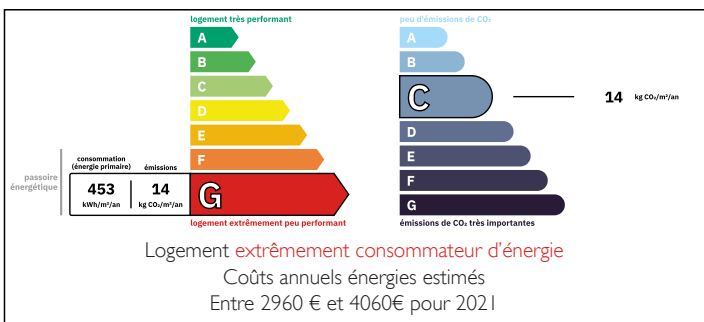
INFORMATION

Town:	Thénac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	126 m2
Plot Size:	259 m2

IN BRIEF

Set in the heart of a truly magical hilltop village, this character property enjoys exceptional panoramic views across the surrounding countryside. Full of atmosphere and history, it offers generous and versatile accommodation with numerous sleeping areas, making it ideal as a family home, spacious holiday property or retreat house. The enclosed garden is a particular delight — private, charming and full of character, with space to relax, dine and enjoy the peaceful setting. While the exterior suggests a property ready for further enhancement, the interior offers more comfort and usability than one might expect, presenting an exciting opportunity to create something very special over time. Situated close to Plum Village, this is a rare chance to acquire an atmospheric home in an exceptional location, suited to those seeking tranquillity, inspiration or income potential.

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

This is a character property with a wonderful courtyard garden and breathtaking views from the first floor terrace.

The property is set over 3 floors and is full of original features including an open fireplace in the living room.

4 bedrooms, one with ensuite shower room.

Living room,

Kitchen diner leading out onto courtyard and original ramparts.

Separate family bathroom.

Storage room.

Electric heaters.

Important Information: The property is situated in a hamlet where drainage/wastewater management is the subject of an ongoing local issue. A long-term collective solution has not yet been implemented. Prospective purchasers are advised to make their own enquiries with the relevant authorities regarding current arrangements, future plans, and any potential obligations or costs.

LOCAL TAXES

Taxe habitation:

EUR

NOTES

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