

UNDER OFFER Shop, garage and apartment in the centre of Thiviers, North Dordogne



INFORMATION

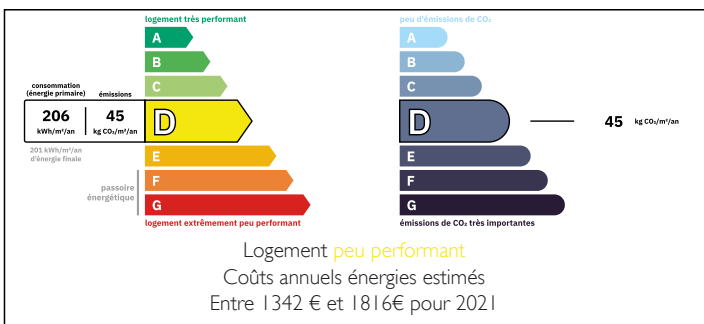
Town:	Thiviers
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	74.25 m2
Plot Size:	364 m2

IN BRIEF

Situated close to the centre of Thiviers this property offers a Flat with a large terrace above a town Shop with a small garden and large barn - endless possibilities to create a business and live in the property.



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

The Apartment

The apartment is on the first floor above the shop. It consists of a kitchen (8m²), a living room (34m²) with a large fireplace with windows to both sides. It over looks the front of the property and then also opens up to a large terrace on the rear of the property..

There is a Bathroom, a separate WC and two Bedrooms (8m² et 11m²) plus an office / children's bedroom (7m²) and a storage room (6.25m²)

The apartment has a large terrace above the garage below and a small back garden.

The apartment has gas central heating and is mostly double glazed. It is connected to the mains drains.

The Shop

There is a large shop on the ground floor with a mostly glazed frontage. Next to the shop is a handy storage area for stock.

Behind the shop is a large garage (95m²) which opens out into the back garden and can be accessed via the open backed garage.

The whole property is connected to the mains water, electricity and gas.

More photos available on request

All measurements are approximate.

There is a railway station in the town and the closest airport is Limoges, 65km.

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

NOTES