

Idyllic Countryside Ensemble; Main House, Second House to Renovate, Two Barns & 1.75 Acres – Peace & Privacy



INFORMATION

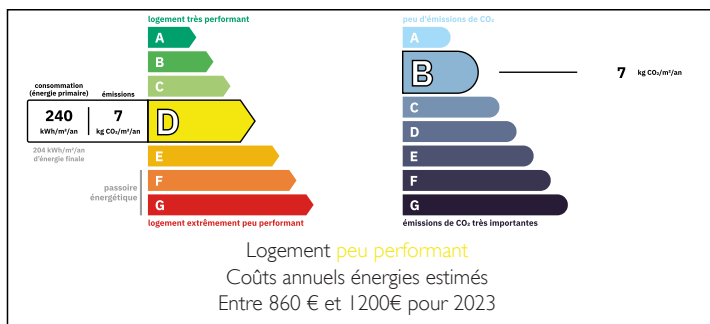
Town:	Thiviers
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	69 m2
Plot Size:	7088 m2

IN BRIEF

Tucked away in a peaceful and private rural setting, this charming stone ensemble offers an increasingly rare combination of authentic character, renovation potential, and uninterrupted countryside views.

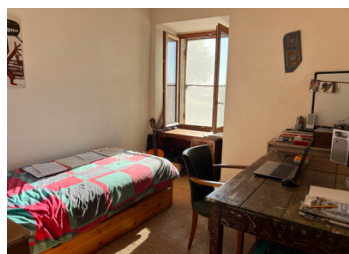
The property comprises a main house, a second house for renovation, two barns, and a mature garden of approximately 1.75 acres, all set around a traditional courtyard layout, creating an intimate and secluded ambiance.

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 main house features original elements throughout, including stone walls, wood flooring, and exposed beams. The ground floor offers a welcoming living area with traditional kitchen, a fireplace with wood-burner, two bedrooms, and a bathroom. Upstairs is a light-filled loft suite—a spacious bedroom with en-suite (requiring finishing), ideal for a luxurious master suite or guest retreat.

Adjoining the main house is a large stone barn, offering excellent storage or conversion potential. Beyond this lies the second house, currently used as an artist's studio. With two rooms, this charming building requires renovation but would make a wonderful guest house or rental.

A detached barn on the property serves as a workshop, and a covered terrace provides a shady outdoor space for summer dining. There is also a tractor shed, a well, and a swimming pool, perfect for enjoying the long Dordogne summers.

The grounds are planted with a wide variety of fruit and nut trees, and the entire property is surrounded by open fields and tranquil views—an ideal escape for nature lovers, creatives, or those looking for a lifestyle project in the French countryside.

LOCAL TAXES

Taxe foncière: 719 EUR

Taxe habitation: EUR

NOTES

MAIN HOUSE 69m² (electricity dates 2023, roof in good condition)

GROUND FLOOR:

Kitchen/living room - 19m² (chimney with wood-burner)

Bedroom 1 - 10m² (front aspect)

Bedroom 2 - 9m² (side aspect, carpet)

Hall 7m² with door to rear aspect and staircase to first floor

Bathroom 5,5m² - WC, shower, hand basin, plumbing for washing machine, side aspect.

Cellar

FIRST FLOOR:

Open-plan bedroom with en-suite bath 20m²