

Spacious house with converted basement – less than 1 km from the train station and shops



## INFORMATION

Town:	Thiviers
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	217 m <sup>2</sup>
Plot Size:	2145 m <sup>2</sup>

## IN BRIEF

Traditional House – 219 m<sup>2</sup> – 5 Bedrooms – 2,145 m<sup>2</sup> Plot – Thiviers

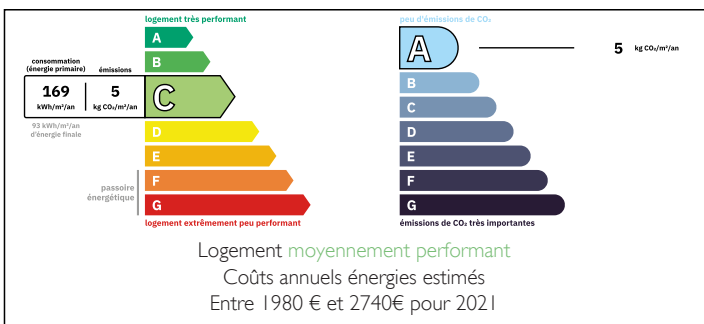
Located in Thiviers, this spacious family home enjoys an excellent location: only a 5-minute walk to the supermarket, and 15 minutes to the town centre and train station (Périgueux just 25 minutes away by train).

The property offers 219 m<sup>2</sup> of living space, including:

- 44 m<sup>2</sup> living room
- Fully equipped kitchen
- 5 bedrooms
- 40 m<sup>2</sup> mezzanine
- 2 bathrooms and 2 toilets\*\*

Major advantage: the ground floor offers the potential to create an independent living area of approx. 80 m<sup>2</sup> with its own private entrance

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

## DESCRIPTION

Located in the heart of the Périgord Vert, Thiviers offers a wonderful quality of life, known for its rolling countryside, forests, rivers and relaxed French lifestyle. The area is highly appreciated for its rich heritage, traditional local markets, excellent gastronomy and a wide range of outdoor activities such as hiking, cycling and fishing. It is the perfect setting to enjoy peace and nature, while still benefiting from good services and easy access to nearby towns.

This traditional home will appeal to buyers looking for space, comfort and a convenient everyday location. All amenities are close by: the supermarket is just a 5-minute walk away, while the town centre and train station are around 8 minutes away, with quick connections to Périgueux (25 minutes by train).

With 219 m<sup>2</sup> of living space, the house is ideal for a large family, or for welcoming parents, teenagers or guests while keeping everyone's independence. The main living area is centred around a generous 44 m<sup>2</sup> living room, complemented by a fully equipped kitchen, 5 bedrooms, and a spectacular 40 m<sup>2</sup> mezzanine—perfect as a games room, home office, library or relaxation area—along with 2 bathrooms and 2 toilets.

The ground floor offers an additional major advantage: the possibility to create a self-contained apartment of approximately 80 m<sup>2</sup>, thanks to its separate entrance. This layout is ideal for a rental project, a professional activity, or multi-generational living. The property also includes a double garage and a cellar.

Outside, the 2,145 m<sup>2</sup> plot, fully enclosed...