

In the Périgord Noir, charming stone farmhouse with a guest cottage, swimming pool, tennis court and parkland

EXCLUSIVE



INFORMATION

Town:	Thenon
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	310 m2
Plot Size:	14289 m2

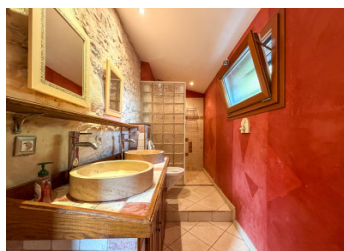
IN BRIEF

In the heart of the Périgord Noir, less than 2 km from the centre of Thenon and all local amenities, this beautiful stone farmhouse of over 300 m² offers a rare combination of peace, privacy and convenience.

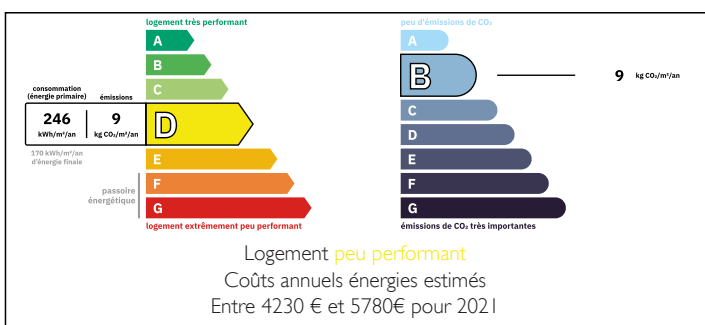
The property comprises a main Périgord stone farmhouse with 4 bedrooms, including 2 on the ground floor, generous reception areas, 2 living rooms and 2 large rooms on the first floor, currently used as games rooms but which could also be converted into additional bedrooms.

The house retains all the charm and character of a traditional property, with exposed stone walls, original beams and a beautiful traditional fireplace (cantou).

A fully renovated independent gîte with double glazing completes the property. It offers one



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.



NOTES

DESCRIPTION

* DETAILED DESCRIPTION

* MAIN HOUSE

* GROUND FLOOR

Garage 1: 50 m², car access from the courtyard – unheated

Garage 2: 50 m², car access from the courtyard – unheated

Utility room & cellar: 7 m², unheated – access from garage

Entrance hall: 15 m²

WC: 2 m²

Bathroom: 8 m² – bathtub, 60 x 60 cm shower tray, double washbasin

Dining room: 27 m² – ceiling height: 2.50 m

Kitchen / back kitchen: 6 m² – ceiling height: 2.45 m – induction hob – main house electrical panel

Living room: 30 m² – ceiling height: 2.50 m – exposed beams – traditional fireplace (cantou)

Bedroom 1: 9 m²

Bedroom 2: 14 m²

Shower room: 3 m² – WC and washbasin

* FIRST FLOOR

Landing: 5 m²

Bedroom 3: 11 m²

Bedroom 4: 18 m²

Shower room: 5 m² – walk-in shower 120 x 80 cm, single washbasin

WC: 2 m²

Office: 15 m² – ceiling height: 2.40 m

Mezzanine / Room 1 / Bedroom 5: 30 m² – ceiling height: 2.25 m

Mezzanine / Room 2 / Bedroom 6: 30 m² – ceiling height: 2.25 m

Total habitable area of main house: approximately 235 m²