



Near Thiviers (24)

A 5 bedroom stone built house with outbuildings set in 17 hectares of land and situated 3 minutes from a village that has some small shops and a school, and 10 minutes from the town of Thiviers. Perigueux is 40 minutes away and Limoges airport 50 minutes. The property has a surface area of around 150 square metres and is in need of some decoration.

Ground floor: Living room (36 sq m) with a wood burner, large kitchen with a door to the terrace, utility room with a door to the covered yard, 5 bedrooms (between 14 and 12 sq m), bathroom, separate wc.

The property has oil fired central heating. Water is supplied via a spring, mains water is available, but not connected. There is a store room/cellar that houses the central heating boiler and oil tank, a large stone barn (23 m x 8 m), a covered horse riding area and several hangars.

17 hectares ó large covered courtyard, the land is mainly meadows and there is access to a river. **299,000 euros**
(agent's fees incl)

LT 2099/P716AC

These particulars are intended only to give a description of the property described herein. No warranty is given as to the accuracy of these particulars and Alliance accepts no liability in respect of the same. Nothing in these particulars is to be construed as an offer for the sale and no part of these particulars shall be deemed incorporated in any contract of sale unless specifically stated therein.