

STUDIO FOR SALE



Bedrooms **3**

Year Built **0**

Thenon, Ionioi Nisoi

Bathrooms

Date Listed **06/09/2025**

France

Size **95 Sq M**

Listing ID **GL-1623291868**

Asking Price

Listed by: Euro Resales

€265,000

For more information, visit:

<https://www.globallistings.com/5338288>

Overview

Superb detached property for sale and separate studio in the Dordogne France

Euroresales Property iD: - 9825855

Property Details

Detached house at end of village location with two good sized double bedrooms and double studio apartment. A fully equipped kitchen, with cooker being replaced last year. Shower room with bidet and a separate toilet. Open plan lounge/dinner with wood burning fireplace and double sliding doors to full width balcony.

Stairway off hall to basement, with play area and secure storage, and internal access to garage and locked

tool storage area. Basement also houses washing machine and four full length cupboards.

Studio apartment on lower ground level, accessible via internal basement stairs or external stairs off balcony. Large living area can easily fit a king-size double bed, and large ensuite bathroom with shower and toilet.

Secluded swimming pool (10m x 5m), set below main house. Large patio surrounding pool, can accommodate up to 6 loungers. Comes with thermal blanket, winter cover and security fencing meeting all relevant laws.

The Property consists of 4 parcels. The second largest, to the East, currently laid to meadow, has a presumption for development and houses an atelier. The lower plot is set to private woodland.

Features

- * 2 bedroom

- * Separate studio

- * Private pool

- * Private garden

- * 1800 euro communal fees per year

- * 95 m2

- * Plot area 5938 m2

- * Private parking

- * Country views

- * 45 min from airport

- * South facing

About the area

The high street of Thenon (Av. de la 4eme Republique) passes north-south and is the scene of a weekly market and some shops. To the southern end is the cultural heart, the Place Pasteur with a church, older buildings (some medieval), marketplace (shown here) and a small chateau dating from the 12th century (captured briefly by the English in 1439, retaken by Charles ii's troops). Only part of the castle remains. Over the last 25 years the main street has hosted at least three supermarkets, a grocer, butcher, bars, hardware store, 2 boulangeries, a bank, and 2 chemists. However, with the reduction in traffic on the D6089, the High

Street has 'died' and most of its retail outlets have closed except the boulangeries and chemist. The Mairie has offered subsidised rent to businesses willing to re-occupy the vacant stores, with some success as of 2015 when the bar/cafe was again reopened as a cooperative. A medium-sized supermarket on the now-quiet D6089 west of town has become the main retail store, with the bar and bank opposite in modern premises, and local residents feel much has been lost by these closures and relocations. In addition, some commercial activity in Thenon has been lost because the 1990s/2000s boom in French second-homes, from which this region benefited through high property prices and more consumers and tax income, has now subsided. There is a primary school and middle school, the College Suzanne Lacore. The nearest high school is in Terrasson, 16.5 km away.

The region has a strong farming heritage, but little industrial activity or service occupations (there is a large paper mill east at Le Lardin). With poor soils, walnut trees, figs and sheep are common, with few vineyards and cereals. Tertiary sector jobs are largely found in Perigueux 35 km away, or in the slightly larger towns like Montignac on the Vezere River, 14 km to the south east (the nearest town to the Lascaux caves). The beautiful countryside around the town is steep and rolling, with farms interspersed with woodlands, in which the local population continues to hunt enthusiastically for rabbits, wild boar and deer. Tourism still peaks in the summer months when the weekly market is a little more animated and the etang (lake) below the town hosts swimming and a cafe.

The estate agent advertises in both French and English, and there are a few English and Dutch summer homes and year round residents, mainly located outside the town in the surrounding villages. Property prices have not increased in recent years. Overseas migrants are attracted by the cheaper property prices compared to the Vezere and Dordogne villages to the south

The Dordogne

Dordogne is a department in southwest France, set between the Loire Valley and Pyrenees mountains. It's known for prehistoric cave paintings in the Vezere Valley, like those in Lascaux Cave. The town of Perigueux is home to the Cathedrale St-Front, with its 5 domes, and the Vesunna Museum, built around Roman ruins. The medieval town Sarlat-la-Caneda centers on the Rue de la Republique and the Cathedrale St-Sacerdos.

Contact Euro Resales Ltd for more information or to book an inspection

Contact

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