

Eco tourism potential with this 14th century converted water mill on 7.7 hectares of riverside land and forest



INFORMATION

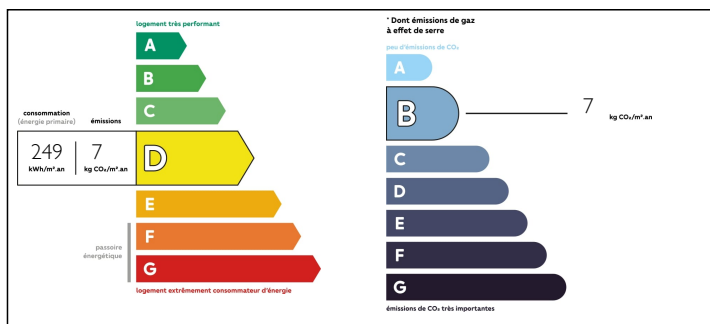
Town:	Daglan
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	187 m2
Plot Size:	77000 m2

IN BRIEF

Calling all eco tourism investors. This charming historic mill house with authentic milling equipment, an independent gîte, outbuildings, 7.7 hectares of land and water rights is ideal for self sustainability, electricity generation, tourism, a gîte complex, agriculture, pisciculture and many other projects. If you have imagined a venture in the south-west of France, this may well be it. With one floor already renovated and two further floors to transform, this large property is ready to move into and develop according to your needs. The business potential is diverse and the opportunity to return an historic working mill to production unique.



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.



LOCAL TAXES

Taxe foncière: 1183 EUR

NOTES

DESCRIPTION

This is a unique property with rare qualities in a sought-after location and is a must-see for any mill lovers or those with an eco-tourism project in mind.

One floor (150m²) of the house has been recently renovated to a modern and comfortable standard and comprises:

Living / dining room and open plan kitchen
Three bedrooms (one of which has an ensuite)
Two WC's

Should you want more living space or guest accommodation the attic (100m²) is ready to convert and already has high quality double glazing installed. The basements (150m² combined) and adjoining old mill buildings (130m² on two levels) are cavernous and lend themselves to more accommodation, workshop, business space or milling activity.

Opposite the house and in a stunning elevated position with valley views, you will find the two bedroom gite (37m²) created from a classic perigordian pigeon tower. This again has been thoughtfully and stylishly renovated to a high standard comprising a living room, kitchen, bathroom, two bedrooms and WC and is an opportunity to generate income immediately.

The land is flat and fertile and could be used for market gardens, a nursery, animal husbandry. There is also a large open barn (75m²) and an outbuilding (165m²) set in the grounds.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>