

Substantial old watermill with millpond, pretty gardens, timber barn, edge of village, 10 mins to St Cyprien



INFORMATION

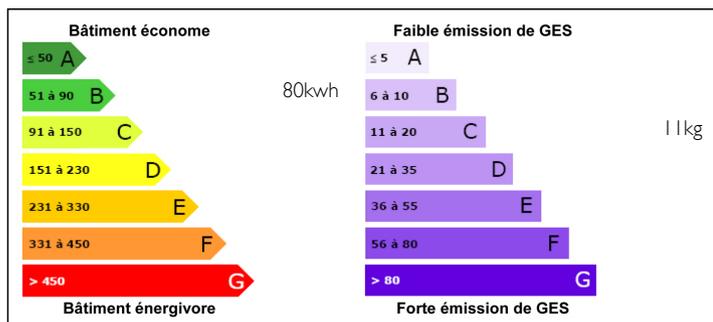
Town:	Saint-Cyprien
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	230 m ²
Plot Size:	5401 m ²



IN BRIEF

This substantial old former watermill has been tastefully renovated to offer a large and comfortable 5-bedroom home, delightful views over the stunning millpond from the extra large windows. The gardens are a delight to wander in, a large quaint separate timber barn to park vehicles the ride on mower and enjoy that hobby you always dreamed of doing in the workshop. A babbling millstream that runs through the garden and attracts the local bird life, the lovely garden abounds with sunny areas for winter and spring and shady areas for summer. A paradise that offers the perfect French retirement dream and just on the edge of a small traditional perigordian village within the world renowned Dordogne valley and river. Enjoy the local markets and delicious food served from local restaurants in the area.

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.



DESCRIPTION

HOUSE (230m²) - fully renovated with good energy rating

GARDEN LEVEL

- Quality, fitted KITCHEN / DINING area (50 m²) with terrace overlooking the garden, tiled floor, exposed beams and fireplace
- BEDROOM (13 m²) interconnecting with another
- BEDROOM (14 m²)
- SHOWER ROOM / TOILET (5 m²)
- LAUNDRY / BOILER ROOM (8 m²)
- CELLAR (5.5 m²)

MILL POND FLOOR

- ENTRY(10 m²)
- BEDROOM (15 m²)
- BEDROOM (14 m²) plus wardrobe
- BATHROOM / WC (11 m²)
- BEDROOM with en suite (19,5 m²)
- LIVING ROOM (39 m²) with views over the millpond, timber floor, exposed beams and wood burning stove
- CONSERVATORY (15.5 m²)
- ATTIC (100m²)

LOCAL TAXES

Taxe foncière: **2052 EUR**

NOTES

EXTERNAL

Timber tobacco BARN (70 m²) set on a parcel of land opposite the house, currently being used as a garage and workshop
Millpond 1500m²
Landscaped gardens

GENERAL

Double glazing
Gas central heating
Mains drainage

LOCATION

Perigord Noir
Dordogne Valley