

Converted mill with potential for restaurant, five up-and-running gîtes and farm



INFORMATION

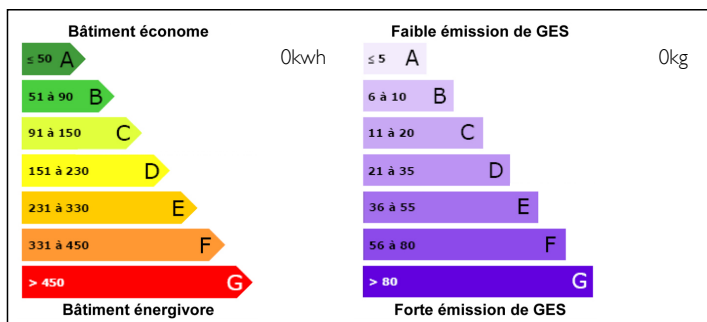
Town:	ST ESTEPHE
Department:	Dordogne
Bed:	13
Bath:	6
Floor:	0 m2
Plot Size:	67179 m2



IN BRIEF

Hidden away in the Green Périgord is an old converted mill, with five gîtes and farm buildings. What a treasure to discover! Peace and quiet, and yet only 7 kilometres from Nontron and 4 kms from St Estèphe, popular lake and holiday resort. An opportunity to develop an ongoing business.

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

The property consists of the stone millhouse which has recently been converted into:

a restaurant (84,36sq.m.); equipped kitchen (39,49sq.m.); back kitchen and wash-up area (36,29sq.m.); shower room (8,39sq.m.); toilets (10,76sq.m.). The mill building is divided into four floors, so each floor measures 193sq.m. On the other floors, there are bedrooms and a dormitory, and one could make a sports room. In the complex, are also five rented gîtes, bringing you a monthly income. Heating is by oil-fired central heating and electric radiators. The gîtes are well-insulated with loft insulation and double-glazing. The water supply comes from a spring. A lot of improvements have been carried out particularly as regards the roofs. Behind the mill and gîtes are the farm buildings. A huge barn (207sq.m.) divided into separate sections for stock breeding, horses, cattle and pigs.

This is an excellent opportunity for someone looking for a development project.

Just over an hour from Limoges airport.

LOCAL TAXES

Taxe foncière: 1900 EUR

NOTES