LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34572LC24 Price: 546 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (520 000 EUR without fees)

Stunning mill house with barn, fully renovated, private peaceful river frontage position, 8,8 acres - Dordogne







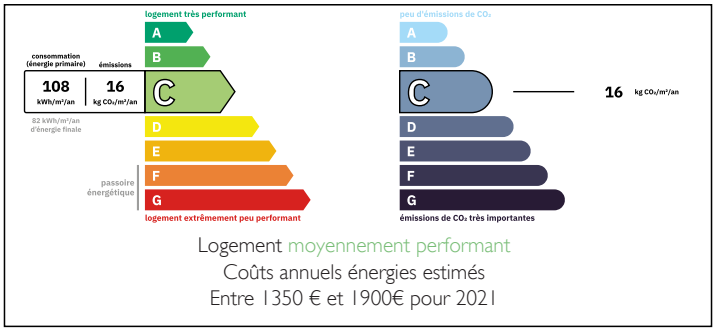








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1350 € et 1900€ pour 2021

INFORMATION

Town:	Saint-Martin-de-Fressengeas
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	214 m2
Plot Size:	36065 m2

IN BRIEF

Nestled in a tranquil, private location, this beautifully restored mill house combines historic charm with modern comforts. Dating back to the 13th century, the oldest part of the property holds a unique piece of history—a Knight's Templar plaque proudly displayed on the wall, adding to the mill's fascinating story.

The property sits on an impressive 8.8 acres of lush meadow and woodland, offering plenty of space for a variety of outdoor pursuits, with room for a pony! Approximately 300 meters of serene river frontage enhances the peaceful, secluded atmosphere—ideal for nature lovers and those seeking a private sanctuary.

Just 3km from a village with a busy bakery, bar and restaurant, this property is set within nature, there are many walks and activities in the vicinity, especially along the disused railway track and the Flow Velo, a

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.

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LOCAL TAXES

Taxe foncière: **468 EUR**

NOTES

DESCRIPTION

This charming property combines rustic character with modern convenience, offering spacious rooms throughout. The interior boasts beautiful feature beams and exposed stone walls that add warmth and character to every room. All the modern comforts are at your fingertips, including oil central heating supplied by a Viessmann condenser oil boiler, ensuring warmth and efficiency throughout the home. Two wood burners provide a cozy, inviting atmosphere, while reversible air conditioning in the main living area allows for year-round comfort.

The property benefits from high-quality aluminium/wood double glazed windows and doors, ensuring excellent insulation and energy efficiency. +A water softener. Currently configured with three bedrooms, the layout offers flexibility and can easily be transformed to include a fourth/fifth bedroom depending on your needs.

The septic tank conforms to current regulations.

HOUSE
GROUND FLOOR:
KITCHEN/LOUNGE 48,4m2 (9,82m x 4,93m) wood flooring, dual aspect, fireplace with insert wood burner, beams, reversible air-conditioning, fully fitted modern kitchen with base and wall units, dishwasher and electric oven, ceramic butler style sink.
BEDROOM 1 - 24,6m2 (4,93m x 5m) fireplace, wood flooring, door to front terrace, window to rear, beams.
EN-SUITE bathroom 17,7m2 (3,17m x 5,61m) stand alone bath, walk-in shower, double hand basin with vanity unit, suspended wc, bidet. Dual aspect. Staircase to first floor bedroom 2.

1ST FLOOR
BEDROOM 2 - 7,96m2 habitable space (3,39m x 2,89m) fitted cupboards, velux.
Access to LOFT SPACE (fully insulated)