

Former mill with river and lake, in a zone not liable to flooding on 1/2 hectares of land.



INFORMATION

Town:	Sarlande
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	5240 m2

IN BRIEF

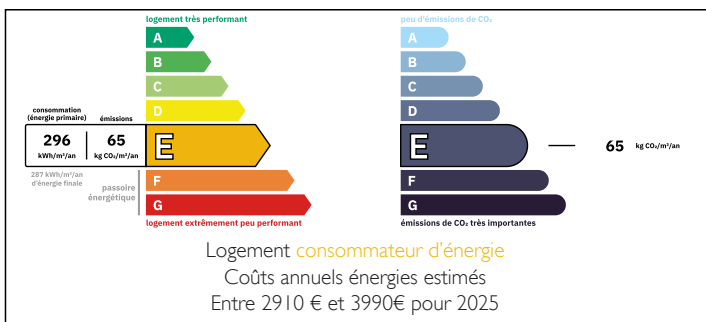
Rare property on the market, must seen former mill in an exceptional spot in the countryside with no overlooking neighbours. The property is on 5200m² of land with a beautiful lake and river 'La Loue'. You will also find a guinguette with summer kitchen and eating area looking over the lake.

The property is in a non flooding spot, close to Sarlande, the house is liveable straight away.

The house is in good condition, individual septic tank, double glazing, newly fitted oil central heating (condensing boiler).



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 house is composed of an entrance leading onto the kitchen with dining room, lounge with woodburner and access to the covered terrace, shower room, WC, office/bedroom and second shower room.

First floor: Landing leading to a sleeping area of 65m², separated into 4 bedrooms, shower room and WC.

Garden floor: Workshop/storage area of around 100m², boiler room and cellar.

Exterior: Guinguette on the river with summer kitchen and terrace.

Water well.

Garden shed with vegetable plot, carport and private parking area.

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

LOCAL TAXES

Taxe foncière: 800 EUR

NOTES