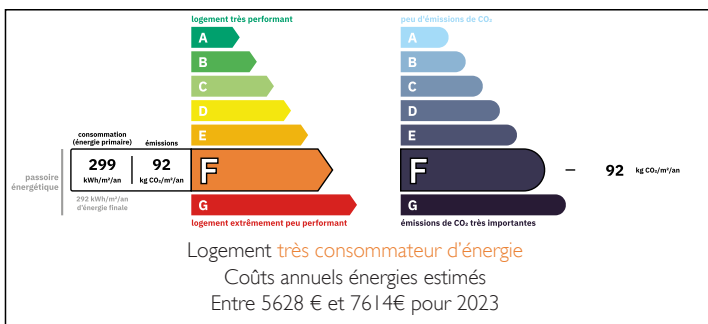


Périgord – Manzac-sur-Vern – For sale: House with adjoining mill, not overlooked, in a peaceful setting on 1 h



ENERGY - DPE



INFORMATION

Town:	Manzac-sur-Vern
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	148 m2
Plot Size:	10711 m2

IN BRIEF

In the heart of the Périgord, in a peaceful and leafy setting, a superb house with an adjoining mill steeped in history.

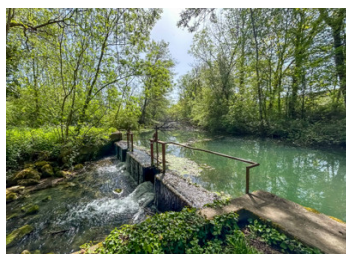
The mill is in good condition and retains all its original character. The property is nestled in an exceptional natural setting, in absolute tranquillity, free from any disturbances, ideal for relaxation and contemplation.

The property comprises:

- 1 residential house on 2 levels comprising:
- On the ground floor: 1 fitted kitchen opening onto the dining room, 1 large living room, 2 bedrooms (one with a walk-in wardrobe and en-suite bathroom), 1 toilet and 1 boiler room.
- Upstairs: 2 bedrooms, one of which has a shower room and a toilet.
- 1 mill with 2 cellars and 1 storeroom
- 1 garage
- 1 covered courtyard

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.



NOTES

DESCRIPTION

In the heart of the Périgord, in a peaceful and leafy setting, discover this house with a superb adjoining mill.

Ideal as a main residence, a holiday home or for a tourism venture. You'll be charmed by the authentic character of this historic property.

The mill, the true centrepiece of the property, is in good condition and retains all its original character. The property is nestled in an exceptional natural setting, in absolute tranquillity, free from any disturbances, perfect for relaxation and contemplation, set on a plot of approximately one hectare.

The village of Manzac-sur-Vern, at the junction of three departmental roads and where the Vern and the Chabannes stream meet, enjoys an attractive location.

It is situated 8 kilometres south-east of Saint-Astier, 9 kilometres east of Neuvic and 12 kilometres north-west of Vergt.

The property comprises:

- 1 two-storey house comprising:
- Ground floor: 1 fitted kitchen opening onto a dining room, 1 large living room, 2 bedrooms (one with a walk-in wardrobe and en-suite bathroom), 1 toilet and 1 boiler room.
- On the first floor: 2 bedrooms, one of which has a shower room and a toilet.
- 1 mill with 2 cellars and 1 storeroom
- 1 garage
- 1 covered courtyard

Key features:

- A superb mill steeped in history, which has not been in operation since the 1980s but has retained all its authentic character
- Residential house with 4 bedrooms, 2 of which are on the ground floor
- A quiet...