LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45160FD24 Price: 254 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (240 000 EUR without fees)

Idyllic former water mill with pastures and several small lakes. Quiet riverside location with panoramic views







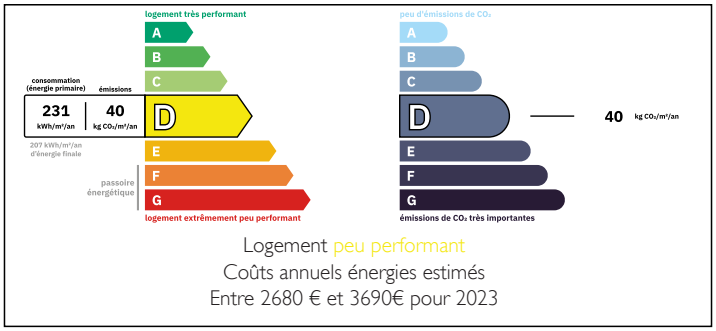








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2680 € et 3690€ pour 2023

INFORMATION

Town:	Fleurac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	122 m2
Plot Size:	12570 m2

IN BRIEF

Nestled in a peaceful and green setting, this charming former watermill is bordered by a picturesque stream and several attractive ponds. Located in a small, tranquil hamlet, the property offers an idyllic environment without being isolated.

The main living accommodation, situated on the first floor, comprises a fitted kitchen, a bright living and dining room with exposed stone features, and two comfortable bedrooms. It is ideal as a permanent residence, holiday home, or rental investment.

On the ground floor, an independent area currently being renovated offers excellent potential to create a gîte, additional accommodation, or a space for hosting family and friends.

A covered terrace, a stable, and land suitable for keeping horses or other animals complete this rare property, located in a peaceful and unspoilt hamlet.

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:	**744 EUR**

NOTES

DESCRIPTION

Living Area / Habitable Space
First Floor:
2 bedrooms: 11 m² and 17 m²
Hallway: 5 m²
Kitchen: 8 m²
Landing / circulation area: 5 m²
Shower room: 2.5 m²
Living / dining room with fireplace: 31 m²
WC: 2.3 m²
Terrace: 30 m²
Known internal floor area (first floor): 81.8 m²
Including terrace: 111.8 m²

Garden Level (Ground Floor):
Cellar: 10 m²
Bedroom: 16 m²
Living area: 32 m²
Shower room: 3 m²
Garage: 15 m²
Open-plan kitchen connected to the living area (area not specified)
WC (area not specified)
Known area of the garden level: 76 m² (excluding the open-plan kitchen and WC)

Layout:
3 bedrooms in total
2 shower rooms
2 WCs
Large living room with fireplace
30 m² terrace
Garden level suitable for an independent apartment or holiday rental (gîte)
Cellar and garage
Land with a stream, river, and pond

Heating:
Wood-burning heating
Oil-fired central heating
Electric heating

Amenities (Driving Time):
Schools: 10 min