

Enchanting historic water mill offering tranquillity, natural beauty and an exceptional lifestyle

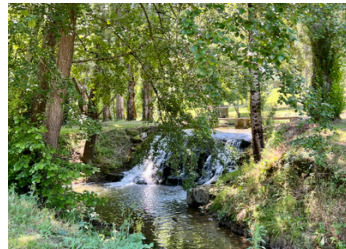


## INFORMATION

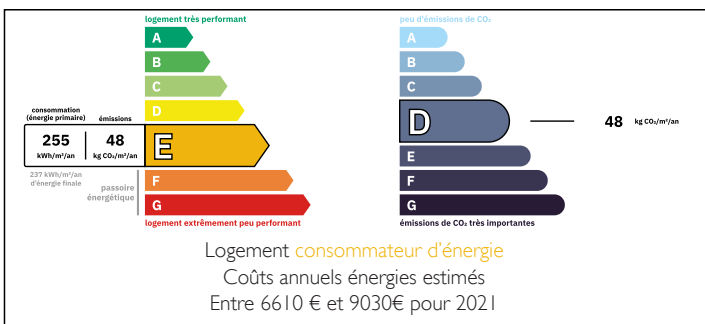
|             |           |
|-------------|-----------|
| Town:       | Issigeac  |
| Department: | Dordogne  |
| Bed:        | 7         |
| Bath:       | 4         |
| Floor:      | 453 m2    |
| Plot Size:  | 133396 m2 |

## IN BRIEF

Exceptional historic water mill set within 13 hectares of breathtaking countryside. Beyond electric gates, this enchanting riverside estate offers complete privacy, where kingfishers, herons and deer thrive in unspoilt natural surroundings. At its heart lies a superb 1-hectare fishing lake, stocked with fish and complete with a fully equipped fisherman's cottage. Meadows, woodland and extensive poplar plantations, some ready for harvesting, complete this remarkable estate. Beautifully restored, the mill blends timeless character with modern comfort, offering elegant reception rooms, a kitchen/breakfast room, seven bedrooms, three bathrooms and a stunning living room with glazed floor panels revealing the river beneath the original sluice gates. A 90m riverside terrace with mosaic-tiled Jacuzzi overlooks the water. Just 10 minutes from Eymet and Issigeac, and 15 minutes from Bergerac International Airport. Private viewings by appointment.



## 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

A truly magical setting for this exceptional historic water mill, offering spacious and characterful accommodation together with approximately 13 hectares of beautifully maintained grounds. The estate includes a superb stocked fishing lake of around 1 hectare with its own fisherman's cottage, meadows, woodland and established poplar plantations, some ready for harvesting.

Entrance Hall (30 m<sup>2</sup>) with terracotta floor

Dining Room (36.34 m<sup>2</sup>) open onto the kitchen area

French doors to garden

Kitchen (13.52m<sup>2</sup>)

Utility Room (6.48m<sup>2</sup>)

Inner Lobby (21.15m<sup>2</sup>) with terracotta floor, stone archway and stairs to first floor

Guest Toilet (4.12m<sup>2</sup>)

Pantry (16.78m<sup>2</sup>) with wine cellar

Formal Sitting Room (91m<sup>2</sup>) with terracotta floor, exposed beams, stone fireplace, access to the balcony overlooking the river

First Floor

Landing (5 m<sup>2</sup>) stairs leading up to pigeonier

Inner Lobby (8.34m<sup>2</sup>)

Bedroom 1 (18.25m<sup>2</sup>)

Bedroom 2 (61.27m<sup>2</sup>) Master Suite - dual aspect windows overlooking the river, ensuite bathroom with sunken bath, toilet, his and hers handbasins, and shower.

Office/Bedroom 3 (38.42 m<sup>2</sup>) accessed from the master suite and also via stairs from the sitting room  
Corridor leading to the Guest Bedrooms (9.24m<sup>2</sup>)

Bedroom 4 (13.46m<sup>2</sup>)

Jack and Jill Shower room (7.17m<sup>2</sup>) with shower, toilet and handbasin

Bedroom 5 (15.70m<sup>2</sup>)

Shower Room (5.40m<sup>2</sup>)

Bedroom 6 (15.71m<sup>2</sup>)

Bedroom 7 (13.43m<sup>2</sup>)

Small bedroom in Pigeonier (8.52m<sup>2</sup>)

The grounds of this 13-hectare estate include

A large well stocked fishing lake of approximately 1 hectare with its own fisherman's cottage. Meadows,

## NOTES