LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46912ENC24 Price: 1 550 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (1 500 000 EUR without fees)

Estate with Historic Watermill, Guest Cottage and One-Hectare Park in the Heart of the Périgord Noir







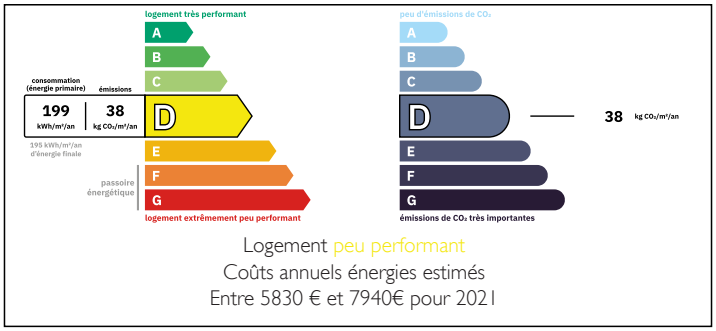








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5830 € et 7940€ pour 2021

INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	390 m2
Plot Size:	9900 m2

IN BRIEF

In the heart of the Périgord Noir, in the centre of a charming village and less than 15 minutes from Montignac-Lascaux, discover this beautifully restored former watermill

Set within one hectare of landscaped grounds bordered by a peaceful stream, the property comprises a stunning 300 m² main residence and a fully independent 130 m² guest cottage.

The main house is arranged over three levels and has retained all the character and authenticity of traditional Périgord architecture, with exposed oak beams, natural stone walls, impressive fireplaces and a magnificent stone staircase. It offers 3 spacious bedrooms, each with its own en-suite shower room.

The separate guest cottage features 2 bedrooms and provides complete independence while blending perfectly with the estate. The outdoor spaces are

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:	**3000 EUR**

NOTES

DESCRIPTION

In the heart of the Périgord Noir, in the centre of a charming village and less than 15 minutes from Montignac-Lascaux, discover this beautifully restored former watermill.

Set within one hectare (2.46 acres) of landscaped grounds bordered by a peaceful stream, the property comprises a stunning 300 m² main residence and a fully independent 130 m² guest cottage.

The main house is arranged over three levels and has retained all the character and authenticity of traditional Périgord architecture, with exposed oak beams, natural stone walls, impressive fireplaces and a magnificent stone staircase. It offers three spacious bedrooms, each with its own en-suite shower room.

The separate guest cottage features two bedrooms and provides complete independence while blending perfectly with the estate. The outdoor spaces are designed for peace and relaxation, with a swimming pool surrounded by beautiful countryside, all within easy walking distance of the village and its amenities.

This exceptional property perfectly captures the essence of the Périgord Noir: authentic architecture, an unspoilt natural setting, the convenience of a lively village and close proximity to the renowned prehistoric sites of the Vézère Valley.

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