LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47335TP24 Price: 898 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (850 000 EUR without fees)

Historic 16th-Century Watermill | An Exceptional Périgord Noir Estate with 8 Independent Residences







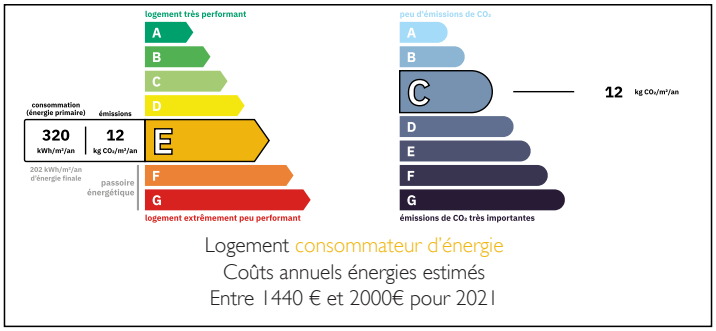








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1440 € et 2000€ pour 2021

INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	15
Bath:	9
Floor:	600 m2
Plot Size:	13500 m2

IN BRIEF

Nestled in one of the most coveted areas of the Périgord Noir, close to the Dordogne River, this remarkable 16th-century watermill enjoys a privileged and peaceful setting.

Set within 1.3 hectares (3.2 acres) of beautifully landscaped grounds, the property is crossed by a natural stream and offers 600 sq m (6,460 sq ft) of living space, divided into 8 independent residences ranging from 57 to 135 sq m (615 sq ft to 1,455 sq ft).

The estate is ideally suited to a luxury holiday rental or boutique hospitality business, with established annual rental income and significant potential for further development.

A swimming pool, mature trees, private gardens and covered terraces create an exceptional setting for relaxation and entertaining.

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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NOTES

DESCRIPTION

Located in one of the Périgord Noir's most sought-after areas, this remarkable 16th-century watermill represents a rare opportunity to combine historic character, investment appeal and established rental income.

Set on approximately 1.3 hectares (3.2 acres), the property enjoys an exceptional natural setting, enhanced by a stream flowing through the estate. Offering approximately 600 sq m (6,460 sq ft) of living space, it has been converted into 8 independent apartments, ranging from approximately 57 to 135 sq m (615 sq ft to 1,455 sq ft).

This versatile configuration is ideally suited to holiday rentals, a boutique hospitality business or a range of investment strategies. Already generating rental income, the property offers significant further potential through targeted renovation, contemporary interiors and upgraded amenities, appealing to guests seeking authenticity, nature and memorable experiences.

Several apartments feature private gardens, while the property also includes 6 garages, cellars and a 12 x 5,5m (39 x 18 ft) swimming pool renovated in 2024.

Within walking distance of the village's bakery, butcher, grocery stores, restaurants and medical center, the location combines convenience with a peaceful setting.

The apartments retain beautiful original features, including exposed beams, traditional French ceilings and period stonework.

Apartment 1: 63 sq m (678 sq ft) — Living room, separate kitchen, 2 bedrooms, shower room, terrace
Apartment 2: 63 sq m (678 sq ft) — Living room, separate kitchen, 2 bedrooms, shower room
Apartment 3: 63 sq m (678 sq ft) — Living room,