

## Exceptional Renovated Périgord Watermill on 4.6Ha with Stables & Natural Springs – 10 Mins from Bergerac



### INFORMATION

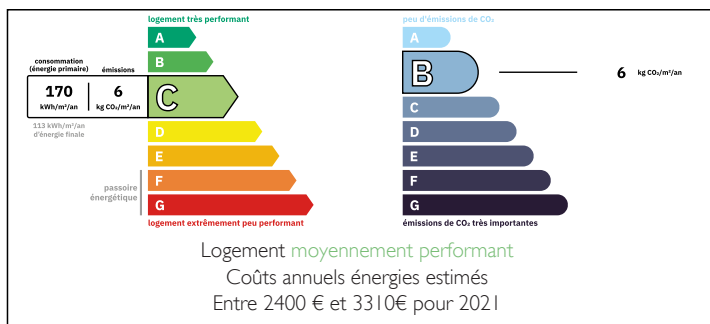
|             |                      |
|-------------|----------------------|
| Town:       | Montagnac-la-Crempse |
| Department: | Dordogne             |
| Bed:        | 5                    |
| Bath:       | 2                    |
| Floor:      | 200 m2               |
| Plot Size:  | 46000 m2             |



### IN BRIEF

Located just ten minutes from Bergerac, this secluded and renovated Périgord-style watermill is set on 4.6 hectares of fully fenced, lush grounds featuring natural springs, streams, ponds, woods, meadows, and custom-built horse stables with a dedicated entrance. The high-quality main residence and its outbuildings—which include a historic tower, original mill room, covered patio, and automated video-gated masonry entrance—benefit from recent interior updates and a highly economical Viessmann water-to-water geothermal heating system powered by a year-round 16°-18C° spring.

### 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

Nestled in a private, green valley just 10 minutes from historic Bergerac, this magnificent former watermill offers complete tranquility, privacy, and an idyllic natural setting without any overlooking neighbors. Spanning 4.6 hectares (over 11 acres) of fenced grounds, the estate seamlessly combines authentic French character with modern living.

**The Estate & Outbuildings:** Reached via a private driveway with an automated video-entry gate, the main residence features an iconic Périgord tower, the original rustic mill room, a charming covered patio (préau), and versatile outbuildings. Horse lovers will appreciate the custom-built stables, constructed in classic Périgourdin architecture, complete with their own separate gated entrance. A third wide-access gateway accommodates agricultural machinery.

**Grounds & Water Resources:** A true natural sanctuary, the land encompasses pristine meadows, woodland, streams, and ponds. Powered by multiple natural springs—including one supplying the home—the valleys stay vibrant and green even in dry summers. The main spring delivers a remarkably steady water flow at a constant year-round temperature of 16°-18C°.

**Comfort & Energy Efficiency:** The interior has undergone recent high-quality renovations, retaining traditional warmth while introducing contemporary comfort. The primary structure and masonry are in excellent condition. Heating is provided by an industrial-grade Viessmann water-to-water geothermal system utilizing the spring, offering exceptionally low running costs. Updated energy performance diagnostics (DPE) are currently underway for the transaction.

-----

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

## NOTES