

## Renovated old mill but with contemporary technology in the Périgord Noire



## INFORMATION

Town:	Rouffignac-Saint-Cernin-de-R
Department:	Dordogne
Bed:	4
Bath:	0
Floor:	145 m2
Plot Size:	49667 m2

## IN BRIEF

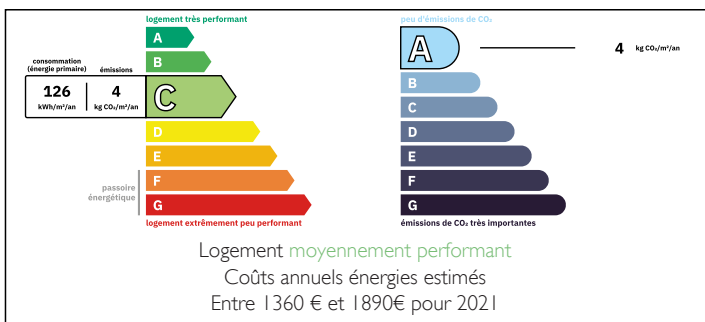
This charming, old stone mill is very tastefully renovated. It consists of a pleasant house comprising a living room, dining room, kitchen, 3 bedrooms and an independent suite, all opening onto a covered terrace and a discreet swimming pool.

The outbuildings offer a wide variety of spaces (garages, cellar, workshop, horse boxes, etc.) offer the possibility of carrying out all your projects, storing comfortably and parking dry. All on a plot of almost 5 hectares.

And the list of positive elements is long: geothermal heating, photovoltaic panels, reasonable energy consumption, charm of the former groom with modern comforts, small pond, spring, passage of a stream at the edge of the property, private road, ... A real gem to visit without delay.



## 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

On the ground floor you'll find the entrance to the office/or guest-room with shower-room and toilet. Also acces to a large storage, wine-cellar, workshop, stable and garage.

The first floor consists of an open kitchen, dining space, living with fireplace, bathroom and separate toilet, 3 bedrooms.

Nice and private swimming-pool.

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

## LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

## NOTES