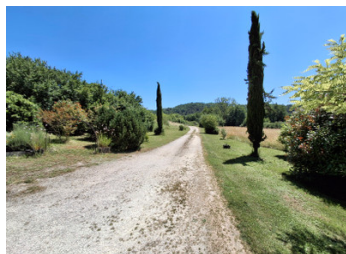
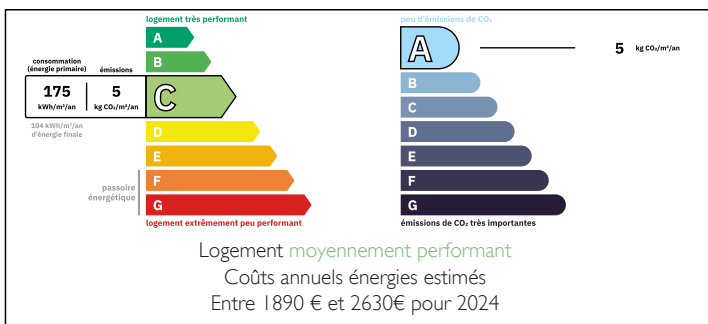


Renovated Charming, authentic mill, tastefully renovated



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-des-Combes
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	212 m2
Plot Size:	35000 m2

IN BRIEF

For lovers of water and nature, this former mill is set in a bucolic location.

This beautiful house has retained its character and has been tastefully renovated.

You can easily put down your suitcases here.

You'll have the choice of gardening in peace, relaxing by the river or walking in the 35,217m² grounds.

The location is isolated from the neighbours, but all shops are just 14 km away and local shops are less than 2 km away.

Single-storey living is entirely possible.

On the ground floor, there is a bedroom, a walk-in shower and washbasin, a separate toilet, a newly fitted kitchen, a utility room, a storeroom and a large lounge/dining room with wood-burning stove.

Upstairs are three bedrooms with fitted wardrobes, one of which is ensuite, a separate wc and a washbasin.

Very large landscaped outdoor area (carport,

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming, authentic mill (212m²) converted into a house will charm you with the quality of its renovation, its relaxation areas and its 35,217 m² of land.

Details of the rooms and fittings:

GROUND FLOOR:

Large living/dining room with wood-burning stove, beams and old tiles (55m²), large new and very well-equipped kitchen (24m²) giving access to a beautiful covered terrace (20m²), storeroom (9m²), utility room (8m²), shower room with walk-in shower and double washbasin (6m²) and separate toilet (3m²).

A bedroom (18 m²) with cupboard is also on the ground floor.

FIRST FLOOR :

Landing (4 m²) leading to three bedrooms (33m²-15m²-25m²) with fitted wardrobes, one of which is en suite with wc, washbasin and bath (15 m²), shower room with washbasin and wc (6 m²)

OUTSIDE :

Carport (30 m²)

Covered terrace (20 m²)

Summer kitchen (20 m²)

Greenhouse (15 m²)

Storage chalet (18 m²)

Private garden with mature shrubs and trees and large orchard (15 different trees)

Spring, stream and small river.

The house can be sold with its furniture and a tractor.

It is equipped with double glazing and wooden shutters, a recent heat pump, a septic tank, a water-softening system and solar panels (3000KW). The Velux windows in the house can be controlled remotely.

It is possible to install a hydroelectric station to