



Ref: A34464CGI24

Price: 450 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (430 000 EUR without fees)

### Renovated Charming, authentic mill, tastefully renovatedill







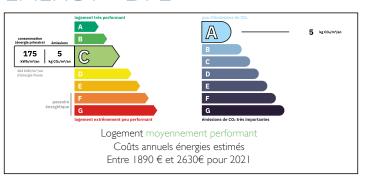








# **ENERGY - DPE**



# 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 35,217m<sup>2</sup> 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,

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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 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 m<sup>2</sup> 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 m<sup>2</sup>) with cupboard is also on the ground floor.

### FIRST FLOOR:

Landing  $(4 \text{ m}^2)$  leading to three bedrooms (33m2-15m2-25m2) with fitted wardrobes, one of which is en suite with wc, washbasin and bath  $(15 \text{ m}^2)$ , shower room with washbasin and wc  $(6 \text{ m}^2)$ 

### **OUTSIDE:**

Carport (30 m<sup>2</sup>)

Covered terrace (20 m<sup>2</sup>)

Summer kitchen (20 m²)

Greenhouse (15 m<sup>2</sup>)

Storage chalet (18 m<sup>2</sup>)

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