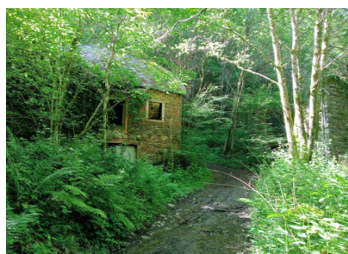
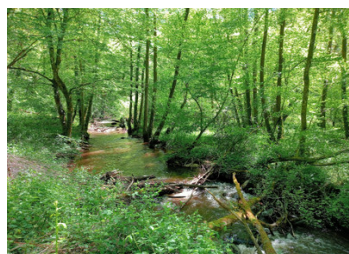


On 2,6 acres, remains of an old mill and its 3 outbuildings. Nature, river, walks and oxygen

## EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Espagnac
Department:	Corrèze
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	10590 m2

## IN BRIEF

Rare: on one hectare of forest with a river, in an exceptional natural setting, former Palissou mill with its dwelling and outbuildings. NEEDS COMPLETE RENOVATION!

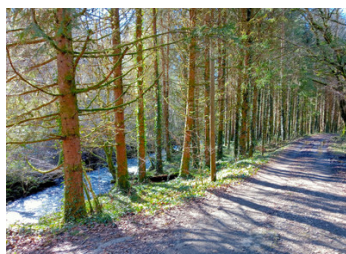
A footpath runs through the middle of the property and the river La Saint-Bonnette runs alongside.

Access to the former Moulin de Palissou is via a driveable country lane.

Ideal for a leisure property or for more ambitious projects.

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

In the countryside, in the fresh air, in a commune with a fine historical heritage (church, chapel, old railway station, castle) and tourist attractions (hiking trails, lake), this unusual plot of land will appeal to lovers of authentic nature.

The remains of the Palissou mill and its outbuildings have not been maintained for several years and are now ruins. Ideally situated on a one-hectare wooded plot with the River Saint-Bonnette running alongside the property. Numerous hiking trails nearby.

It should be noted that the plot is equipped with water and electricity and that the land has become particularly damp over time and the absence of rainwater drainage means that it will be necessary to think about drainage.

Situated 16km from Marcillac-la-Croisille, 12km from Tulle station and all its amenities, 22km from Argentat-sur-Dordogne and 40km from Brive-la-Gaillarde (airport).

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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:** 506 EUR

**Taxe habitation:** EUR

## NOTES