

Ancient mill on the edge of the river, fields, forest and a large detached barn



INFORMATION

Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	180 m2
Plot Size:	34604 m2

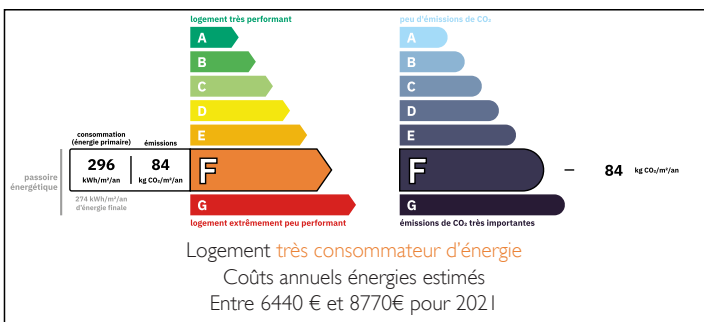
IN BRIEF

In a beautiful rural setting with a stream, mature trees, and forest views, this charming country home offers character and great potential. It features a living room with open fireplace, a dining room with a former bread oven converted into a reading nook, an independent kitchen, three bedrooms (one on the ground floor), a shower room, separate WC, and additional convertible spaces including potential for a fourth bedroom or games room.

Outside, the property includes a large detached barn (approx. 99m²), a garden bordered by a stream, paddocks, woodland, and a swimming pool (11x4m) in need of restoration, set on the former mill's water flow site.

Oil-fired central heating, mostly single glazing. A rare opportunity full of rustic charm — ideal as a main residence or renovation project with character.

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

As you arrive at the property, you are immediately struck by its natural charm and idyllic setting. The front garden is dotted with mature trees, and a stream flows peacefully along the garden's boundary and field, with a forest providing a picturesque backdrop.

You enter directly into the main living room, featuring an open fireplace. To the left, through an arched opening, is the dining room, with a former bread oven to one side which has been converted into a cosy reading nook. Just off the dining room is the first bedroom, offering a quiet and private space.

Continuing through the living room, you'll find a separate WC and a shower room fitted with a shower, bidet, and sink. Beyond this is the kitchen, equipped with a range of units and a back door that opens out toward the barn.

Upstairs, there is a second bedroom, which leads into a third bedroom. In one corner of this room, you'll find a bidet and a sink. There is also access to the attic from this bedroom..

On the opposite side of the house, the attached boiler and pump room can be accessed either from the dining room or directly from the garden. This space contains the oil-fired boiler, the oil tank, swimming pool pumps, and the well pump. Above, there's potential for a fourth bedroom or games room, along with further attic access.

The property is mostly single glazed, apart from one upgraded door, and is heated via oil-fired central...

LOCAL TAXES

Taxe foncière: 1250 EUR

Taxe habitation: EUR

NOTES