

Beautiful mill house with detached gîte, barn and pool, river frontage. Stunning peaceful retreat - Dordogne



INFORMATION

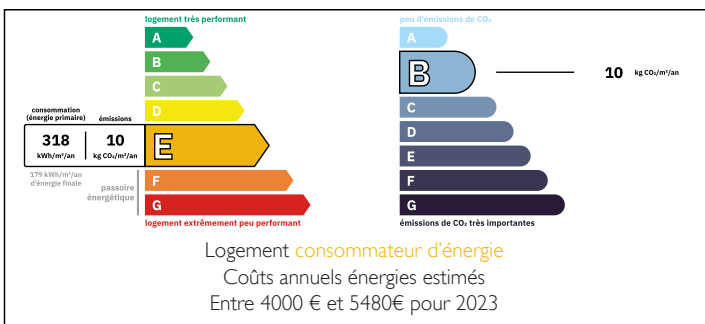
Town:	Sainte-Eulalie-d'Ans
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	277 m2
Plot Size:	25270 m2



IN BRIEF

Set in a serene and tranquil environment, this unique south-west facing property offers a peaceful retreat surrounded by lush greenery and the soothing sounds of nature. The old mill and its outbuildings are nestled beside a picturesque river, the Auvézère, and has quaint bridges leading to two private 'islands'.

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

This characterful mill house is well-maintained and has spacious living rooms with plenty of natural light. An open-plan kitchen/dining area has stunning views of the river and the weir with cascading water. There are two large bedrooms, both with en-suite bathrooms and one benefits from a balcony terrace. An elevated private swimming pool with sun terrace is ideally located to take full advantage of the scenic river views. There is a wood burner in the lounge and electric radiators throughout.

Offering full independence from the main house, adjacent is the 'old bakery' guest house. The focal point bread oven is incorporated within the cozy living space with kitchen, bedroom and bathroom. From the first floor living area there is a paved balcony terrace area with views of the river and countryside surroundings.

The large versatile barn offers a garage, storage, workshop space and a laundry room. A car port has convenient covered parking for two vehicles, with additional outdoor space for parking.

The property boasts extensive outdoor space with beautiful gardens, walking paths, and natural areas. A peaceful and secluded location, ideal for those looking to escape the hustle and bustle of daily life while still being within reach of local amenities.

LOCAL TAXES

Taxe foncière: 1431 EUR

Taxe habitation: EUR

NOTES

HOUSE:

Entrance 3,7m² (2m x 1,85m) staircase to 1st floor, door to kitchen

Separate WC 1,06m² (1m x 1m)

Dining room/living room 48,44m² (13,57m x 3,57m) glass doors to side aspect, views of the swimming...