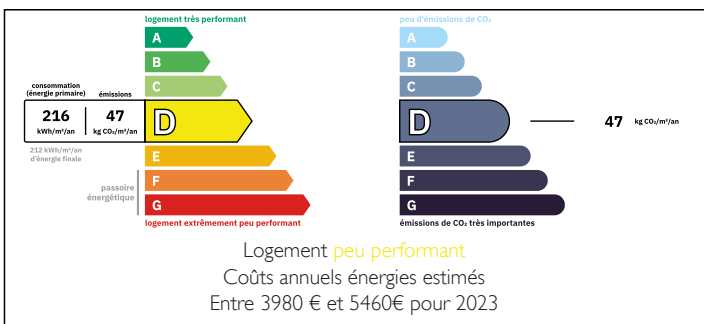


Charming, tastefully renovated mill, with extraordinary business potential set in a bucolic setting.



## ENERGY - DPE



## INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	430 m <sup>2</sup>
Plot Size:	32539 m <sup>2</sup>

## IN BRIEF

The property in detail :

House.

Downstairs.

Kitchen - 30.45 m<sup>2</sup>

Dining room - 21.10 m<sup>2</sup>

Living room - 42.60 m<sup>2</sup>

Bedroom - 15.50 m<sup>2</sup>

Bathroom - 6.50 m<sup>2</sup>.

Upstairs.

Living room - 17.50 m<sup>2</sup>

Bedroom with open bath/shower room & wc - 45.65 m<sup>2</sup>

Office/bedroom - 22.55 m<sup>2</sup>

Storage room - 2.85 m<sup>2</sup>.

Gite 1.

Kitchen - 14 m<sup>2</sup>

Hallway to living room - 10 m<sup>2</sup>

WC - 1.85 m<sup>2</sup>

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.

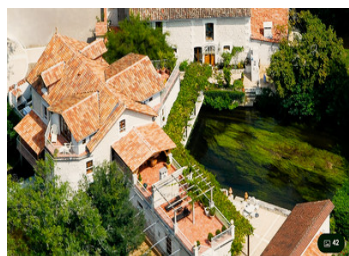
Hallway to living room - 5.95 m<sup>2</sup>

Living room - 38.75 m<sup>2</sup>

Bedroom - 16.45 m<sup>2</sup>

Bath/shower room with wc - 9.30 m<sup>2</sup>

WC - 2.05 m<sup>2</sup>.



## DESCRIPTION

This is such a beautiful mill that is set in superb, tranquil surroundings, and is beautifully and tastefully renovated. It really is a true haven for nature lovers.

The property features the spacious owner's house with several outside terrace areas, a lovely large farmhouse style kitchen that opens onto the elegant living room to one side and a dining room to the opposite side. There is also a downstairs bedroom with its en-suite bathroom. Going up the stone staircase there is a small cosy sitting room, a very large master suite with its dressing and that opens onto a bathroom, and an office that could also make a third bedroom. Then one has the three elegantly designed gîtes, each with one bedroom with en-suite bathrooms, and their own private balconies/terrace areas. There is also a separate building that could easily be made into a small studio, or fourth gîte.

This beautiful and elegant property combines character, comfort, and style, and offers remarkable income potential. It's just the perfect property for those seeking a lifestyle change or an investment opportunity in a serene and picturesque location.

## LOCAL TAXES

**Taxe foncière: 3882 EUR**

**Taxe habitation: EUR**

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>