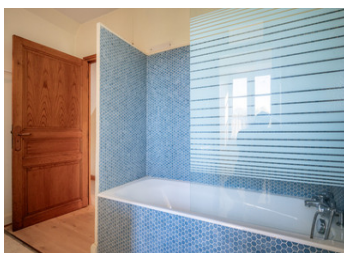


Former mill with three bedrooms, terrace and gardens

EXCLUSIVE



INFORMATION

Town:	Les Eyzies
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	126 m ²
Plot Size:	2498 m ²

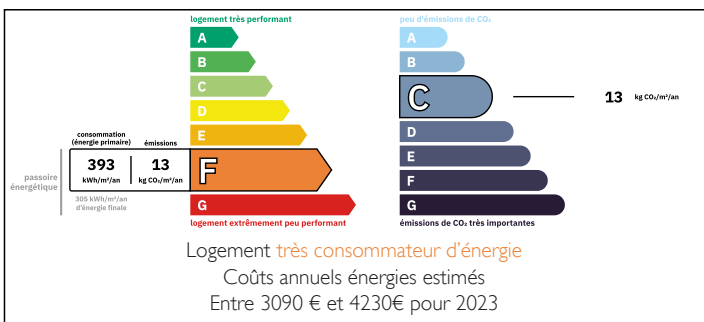
IN BRIEF

This modest mill, said to date back to the 16th-century and full of charm has the appearance of a noble house: stone walls, large fireplace, high ceilings, canvas-covered bedroom walls...

The front door opens onto a large living room with kitchen area, and a door at the bottom of the stairs leads to a storage room and WC. Upstairs, there is a hallway with cupboards leading to a bathroom with WC and three bedrooms, one of which has a fireplace.

The property has outdoor areas with shaded spaces. The millstream runs under and around the house and has been widened to create a small pool in front of the covered terrace. Two bridges allow you to cross the millstreams, or go fishing! No immediate neighbours.

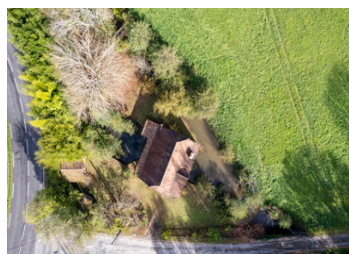
ENERGY - DPE



The house is in a flood zone and would be more

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 modest mill, said to date back to the 16th-century and full of charm has the appearance of a noble house: stone walls, large fireplace, high ceilings, canvas-covered bedroom walls...

The front door opens onto a large living room with kitchen area, and a door at the bottom of the stairs leads to a storage room and WC. Upstairs, there is a hallway with cupboards leading to a bathroom with WC and three bedrooms, one of which has a fireplace.

The property has outdoor areas with shaded spaces. The millstream runs under and around the house and has been widened to create a small pool in front of the covered terrace. Two bridges allow you to cross the millstreams, or go fishing! No immediate neighbours.

The house is in a flood zone and would be more suitable as a second home.

Located 3 km from the village of Les Eyzies, the world capital of prehistory, with shops, restaurants, doctors, a pharmacy, a weekly market and a train station.

Sarlat - 24 km

Bergerac Airport - 52 km

Interior surface areas:

GROUND FLOOR

Living room with kitchen - 70 m² (wood stove/fireplace)

WC/washbasin - 4.5 m²

FIRST FLOOR

Hallway - 5.5 m²

Bathroom - 7 m²

WC - 3 m²

Blue bedroom - 12.5 m²

Right bedroom - 10.5 m² (with fireplace)

Left bedroom - 13.5 m²

LOCAL TAXES

Taxe foncière: 1118 EUR

Taxe habitation: EUR

NOTES