

Rare property with two spacious flats, an 18th-century charterhouse and an old mill, near Les Eyzies.



INFORMATION

Town:	Les Eyzies
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	190 m2
Plot Size:	24000 m2



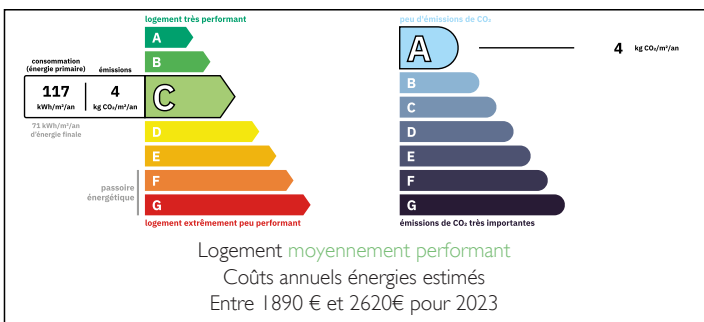
IN BRIEF

Rare property ensemble located in a sought-after area near Les Eyzies, comprising a renovated barn converted into two independent apartments, together with an 18th-century Chartreuse and a former mill to be restored.

The renovated barn offers two spacious dwellings with bright living areas, several bedrooms with en-suite shower rooms or bathrooms, storage, utility rooms, and wood-burning and electric heating. A garage/workshop of approximately 22 sqm completes this immediately usable accommodation, ideal for a family project or rental investment.

The property also includes an abandoned former mill and an 18th-century Chartreuse, offering outstanding potential for an ambitious heritage restoration project, subject to the necessary permissions.

ENERGY - DPE



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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

Set in a privileged environment in close proximity to Les Eyzies, this character property comprises several separate buildings, offering a rare combination of immediately usable renovated accommodation and historic structures with strong renovation potential.

Renovated barn – two independent apartments
The fully renovated barn has been converted into two self-contained apartments, each benefiting from wood-burning and electric heating.

First-floor apartment – approx. 105 sqm of living space

Accessed via a private entrance, this apartment features an attractive wooden terrace, a spacious and bright living area, a utility/laundry room, a central hallway, and a WC with washbasin.

The sleeping area includes two bedrooms, one with an en-suite bathroom and the other with an en-suite shower room.

Ground-floor apartment – approx. 85 sqm of living space

This apartment offers a comfortable living area and two spacious bedrooms:

- One bedroom with shower room, WC and dressing room
- A second bedroom with bathroom and dressing room

A utility room completes the accommodation.

An adjoining garage/workshop of approximately 22 sqm is included.

Together, these two apartments form an ideal base for a rental investment, tourism-related activity, or a multi-generational living project.

Former mill to renovate

An old building, currently uninhabitable, of approximately 60 sqm, comprising on the ground floor a room with fireplace, a bedroom, a kitchen, a shower room, a WC and a storage room.

An attic is located on the upper level. A renovation

LOCAL TAXES

Taxe foncière: 2400 EUR

Taxe habitation: EUR

NOTES