

Périgord - Manzac-sur-Vern - Mill with water rights and a 5-bedroom house for sale.



INFORMATION

Town:	Manzac-sur-Vern
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	148 m2
Plot Size:	10711 m2



IN BRIEF

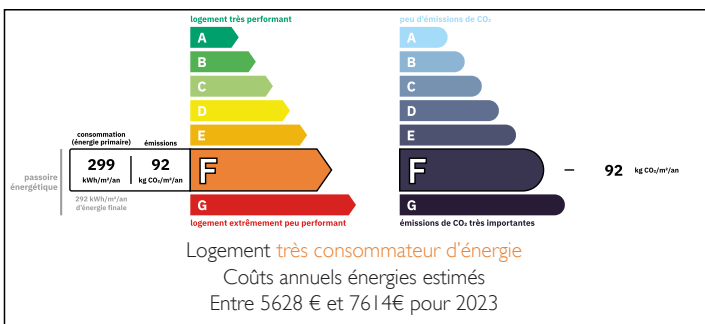
In the heart of the Périgord, in a peaceful, leafy setting, a superb mill steeped in history, still in working order and with water rights.

The mill, the true centrepiece of the property, is in good condition and retains all its original character. The property is nestled in an exceptional natural setting, in absolute tranquillity, free from disturbances, and ideal for relaxation and contemplation.

The property comprises:

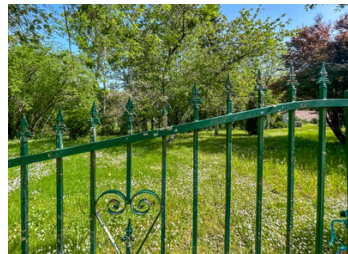
- 1 two-storey house comprising:
 - Ground floor: 1 fitted kitchen opening onto a dining room, 1 large living room, 2 bedrooms (1 with a walk-in wardrobe and en-suite bathroom), 1 WC and 1 boiler room.
 - First floor: 2 bedrooms (1 with a shower room and 1 WC).
- 1 mill with 2 cellars and 1 storeroom
- 1 garage

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

In the heart of the Périgord, in a peaceful, leafy setting, discover this superb mill steeped in history, which is still in working order and has a water licence.

Ideal as a main residence, a holiday home or for a tourism venture. You'll be charmed by the authentic character of this historic property.

The mill, the true centrepiece, is in good condition and retains all its original character. The property is nestled in an exceptional natural setting, in absolute tranquillity, free from disturbance, perfect for relaxation and contemplation.

The village of Manzac-sur-Vern, at the junction of three departmental roads and at the confluence of the Vern and the Chabannes stream, enjoys an attractive location.

It is situated 8 kilometres south-east of Saint-Astier, 9 kilometres east of Neuvic and 12 kilometres north-west of Vergt.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES