

Beautiful former mill with gîte, pool, tennis & river frontage near Bourdeilles, North Dordogne



## INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	330 m2
Plot Size:	24074 m2

## IN BRIEF

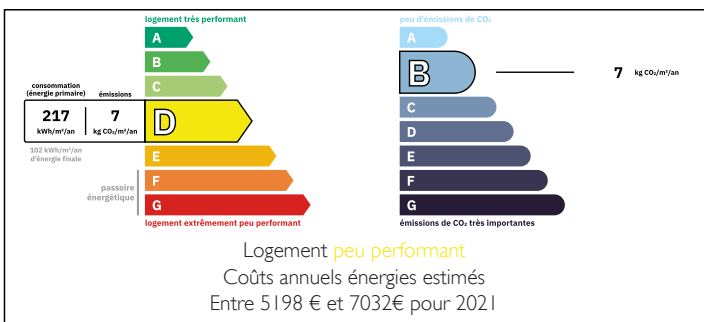
A rare opportunity to acquire a charming former water mill together with an attached guest house, set within beautiful grounds with a swimming pool, tennis court and river frontage.

The principal house, a characterful converted water mill, offers spacious and versatile accommodation. On the ground floor there is a fitted kitchen opening into a living area, a utility/laundry room, a study and a WC. Upstairs, the property offers four bedrooms, two shower rooms and a bathroom.

In addition, the property benefits from an attached annex providing further accommodation, comprising a kitchen, two ground floor bedrooms, a sitting room and a bathroom, with a third bedroom on the first floor.

The property also includes a cellar, swimming pool and tennis court, all set within attractive gardens

## 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

A superb riverside property comprising a beautifully renovated former mill with attached guest accommodation, set in approximately 2.4 hectares of grounds with swimming pool, tennis court and pétanque area all just a few minutes from the beautiful and highly popular village of Bourdeilles.

The property is approached via a gated courtyard, with the main house directly ahead. You enter into a stunning open-plan kitchen and living room of approximately 84 m<sup>2</sup>, creating a wonderfully spacious and welcoming heart of the home. To the left is a practical utility room with WC, which leads through to a study.

Upstairs, the main house offers four bedrooms together with two shower rooms and a family bathroom.

Attached to the main house is further accommodation, ideal for guests, family or holiday rental use, comprising a kitchen/living room, three bedrooms and a bathroom.

Below the house there is also a cellar, providing useful additional storage space.

Outside, the property is set within generous and attractive grounds with a large garden, tennis court, swimming pool and even its own pétanque area. To the rear of the main house, a large raised terrace enjoys lovely views over the garden and is the perfect place to relax, complete with its own jacuzzi.

The main house benefits from electric underfloor heating on the ground floor, together with a wood-burning stove in the living area. Upstairs there are electric radiators. The annexe also benefits from a wood-burning stove and electric radiators.

This is a rare opportunity to acquire a...

## NOTES