



REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9884LRC**
- Price : **585 000 €**
- Location : **Aquitaine / Dordogne**



In the Périgord Noir region, old stone mill with its millstream and outbuildings set in 7.5 hectares of meadows and woods. isolated, this property enjoys a peaceful, leafy setting just 10 minutes from the nearest shops.





Ref : 9884LRC

Location

Living space : **240 m²**
Total potential : **379 m²**
Land surface : **7,5 Ha**
Dependences : **yes**
Pool : **no**
Advantages :
Mill
Black Périgord



Region : **Aquitaine**
Department : **Dordogne**

Price : **585 000 €**

Fees to be paid by the vendor

Full description

In the Périgord Noir region, old stone mill with its millstream and outbuildings set in 7.5 hectares of meadows and woods. isolated, this property enjoys a peaceful, leafy setting just 10 minutes from the nearest shops. The house offers a large 90 m² living space comprising a kitchen, dining room and lounge with fireplace, 2 bedrooms, a 40 m² mezzanine sleeping area, a bathroom, a shower room, a dressing room and a utility room. Possibility of dividing the house into two dwellings.

The house :

Garden level:

Dining room: 44 m².

Ceiling height 2.80 m, exposed beams, access to covered terrace

Kitchen: 10 m²

Fitted and open onto the dining room

Living room: 39 m²

With fireplace, ceiling height 5.50 m²

Bathroom: 8 m²

With wc

First floor:

Mezzanine landing: 27 m²

Bedroom 1: 12.50 m²



Bedroom 2: 19 m²

With fireplace

Dressing room: 10 m²

2nd floor:

Large unfinished attic space.

For the part that could become an independent dwelling, accessible via the living room or a separate entrance:

Living room: 20 m²

With fireplace / wood burner, old stone sink, ceiling height 5.50 m²

Hallway: 3 m²

Shower room: 5 m²

WC with washbasin: 1 m²

Utility room: 14.50 m²

Mezzanine: 40.50 m² sleeping area

Outside:

Covered terrace: 22 m²

Accessible via the dining room

Outbuilding / old drying room: 45 m²

On stilts

3 cellar areas of 17, 18 and 23 m²

With boiler and oil tank

Various storage areas

Technical features :

Heating system: oil and wood

Joinery: single-glazed wood and wooden shutters



Sewage system: septic tank not compliant

Roof: redone in 2018

Electricity redone

No water rights

Situated in the Dordogne, in the Périgord Noir region, you will be charmed by this former mill in a peaceful setting. Family home, restaurant project or conversion into a gîte, the possibilities are endless. Some renovation work is required.

