



Ref : 9884LRC

## Périgord noir, old mill with its millstream, outbuildings, on 7.5 Ha

Area VILLEFRANCHE DU PERIGORD



Habitable : 240 m²



Usable : 379 m²



Land : 7,5 Ha

585 000 €

**Luxurious residence for sale 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. 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.

### IN SUMMARY

Rooms : 9  
Bedrooms : 3  
Bathrooms : 2

Swimming pool : no  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Wood and Fuel



Source  
Stream  
Pond

**Advantages :** Mill | Black Périgord

### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Kindergarten : 20 mn

Elementary : 10 mn

Middle School : 20 mn

High school : 25 mn



55 mn

### ENERGY INFORMATION

Consommation conventionnelle 363,00 kWhép/m².an

Estimation des émissions 62,00 kg éqCO2/m².an



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## — DESCRIPTION

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 m<sup>2</sup>

Mezzanine: 40.50 m<sup>2</sup> sleeping area

Outside:

Covered terrace: 22 m<sup>2</sup>

Accessible via the dining room

Outbuilding / old drying room: 45 m<sup>2</sup>

On stilts

3 cellar areas of 17, 18 and 23 m<sup>2</sup>

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.

Are you interested ?



Marie

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