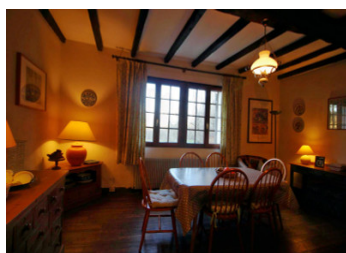


Old mill with pond and swimming pool in a very quiet area.



INFORMATION

Town:	Saint-Félix-de-Villadeix
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	13756 m2

IN BRIEF

Old mill in a bucolic place.

In this charming house with a lot of character, you will have the choice between relaxing by the south facing pool or fishing in your own pond or gardening on your own 13.756m2 land.

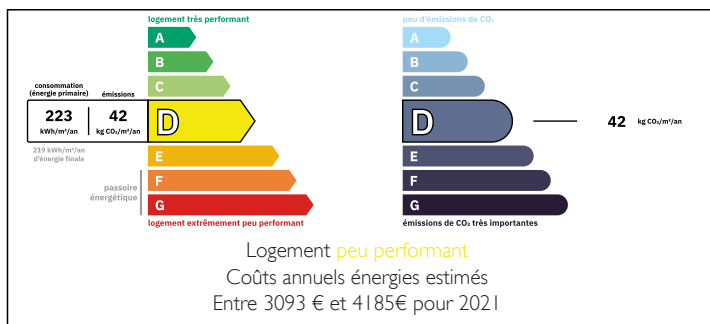
The place is isolated from all neighbors and nuisances but the town of Vergt and all its shops are only 12km away.

A very beautiful place that you will appreciate by the quietness which reigns there.

The house does not need any work and you can live on the ground floor, there are 2 bedrooms, one with a balcony, a bathroom, separate toilets and the kitchen which is open to the living/dining room with wood stove.

On the ground floor there is another bedroom and a large room that could be a fourth bedroom or a small apartment after renovation, a shower room...

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.



LOCAL TAXES

Taxe foncière: 860 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming mill converted into a house will charm you with its living spaces, its south facing pool, its beautiful pond and its 13.756m² of land.

Details of the rooms and fittings:

GROUND FLOOR:

Large living/dining room with old beams and floor and open kitchen (38m²) leading to a large covered terrace (45m²) and a new pool (south facing).

Hall leading to two bedrooms, one (14m²) with balcony (10m²) and the other (16m²) with built-in closets.

Shower room with sink (3,5m²) and separate toilet (2m²).

GARDEN LEVEL :

Hall (6m²)

A bedroom (16m²)

Boiler room (3m²)

Bathroom with shower, toilet and sink (4m²)

Bedroom or large room to convert (35m²)

Garage (19m²)

Terrace (16m²)

Secluded garden with shrubs and mature trees (small wooded area).

Pond (900m²) with spring and small river (anti-flooding system).

The house can be sold with its furniture and a new tractor.

It is equipped with double glazing and a new gas boiler (tank).

Wood stove in the living/dining room.

Septic tank.

Bergerac and its airport at 23km

Lalinde at 17km

Vergt at 12km

A very nice place to enjoy life and rest with family or friends.