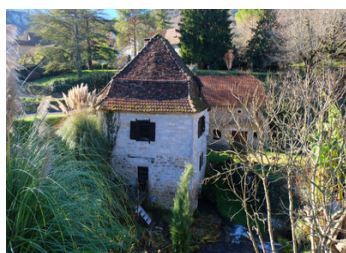
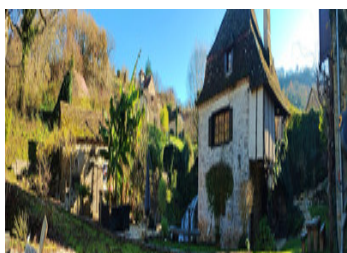


Stunning ancient millhouse with converted barn, very close to Dordogne river

EXCLUSIVE



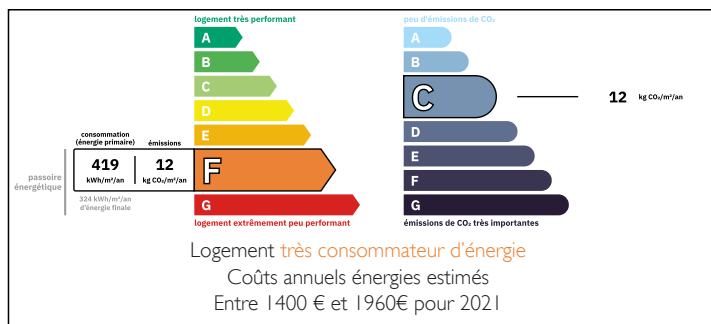
INFORMATION

Town:	Gintrac
Department:	Lot
Bed:	5
Bath:	4
Floor:	160 m2
Plot Size:	4171 m2

IN BRIEF

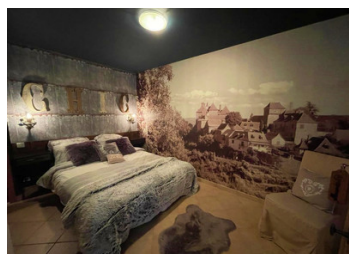
Idyllic would be an understatement to describe this fabulous property! Tucked away in a beautiful valley with a stream running past it and flowing into the nearby Dordogne river, this 17th century mill house has been superbly restored and decorated with great taste and style! The property consists of the original mill house with accommodation and entertainment areas set over multiple levels, along with an adjacent barn which has been converted into 4-bedroom guest accommodation (or could equally be used as Chambres d'Hotes). The stream tumbles by the mill and meanders into the parkland downstream, creating a wonderful sense of peace and tranquillity. Numerous terraces and viewpoints have been created at strategic points on the land surrounding the mill, along with a splendid summer kitchen, ideal for entertaining. Both houses are surrounded by well-maintained parkland, which also includes...

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: 1742 EUR

Taxe habitation: 542 EUR

NOTES

DESCRIPTION

Mill house:

Lower level: This part of the mill house building is at the same level as the surrounding land, and has access to the terraces and parkland. What used to be the space with all the milling equipment has been cleverly converted into an entertainment area, with an original stone bar, wine barrels, piano, etc... A door leads from this room onto a small terrace next to the mill race. The original mill wheel has been removed but it's clear where it once was.

First floor: A flight of stone steps leads up to a covered porch and the front door of the mill house. At this level, there is also a well-equipped utility room and a large storage cupboard. The front door opens into a vast open-plan living and dining area, with a monumental fireplace and windows on all sides, providing light and also delightful views towards the river and the parkland downstream. To one side, a couple of steps lead into a small but fully equipped kitchen.

Second floor: A wooden staircase leads up to a huge open-plan bedroom with charming study area and ensuite shower room. This room features a cathedral ceiling and a superb back wall decorated with a black-and-white image of the mill itself. A small spiral staircase leads up to a further mezzanine area, suitable for additional sleeping accommodation if required.

Barn:

Ground floor: Double glazed doors open into an entrance lobby with doors leading into two separate...