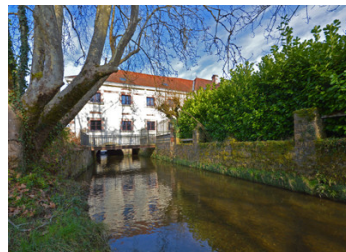
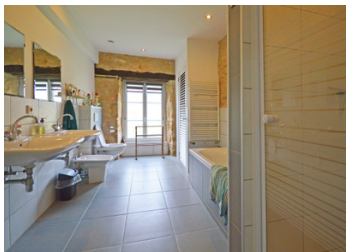


A large 7 bedroom C18th mill property with later transformations and a swimming pool on its own island!



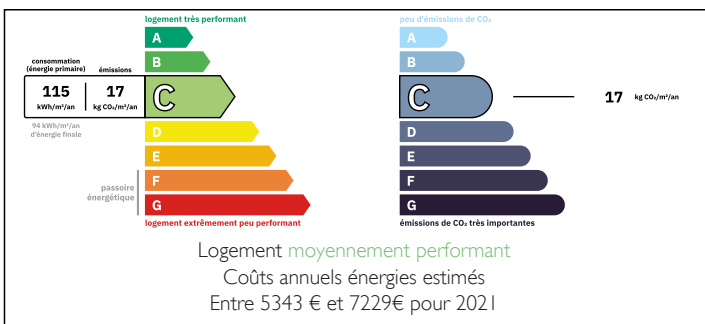
INFORMATION

Town:	Saint-Médard-d'Excideuil
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	348 m2
Plot Size:	9509 m2

IN BRIEF

A former mill, originally built in the 1670's as a paper mill, which was later used as a forge, and latterly a flour mill until the 1960's. It was depicted on the cadastre Napoléon of 1811 and has been tastefully fitted out by the present owners with up-to-date bathrooms and modern kitchens. Part of one wing spans the mill stream which passes beneath the building and there is a bridge over to the forecourt, in the midst of nearly 2,5 acres of island. The property is located approximately 1,5 km from a small and historic market town with its medieval fortress, and thus an easy distance to shops, restaurants, and primary and secondary schools. A great family house or business potential for those who love the idea of being literally surrounded by water!

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.



DESCRIPTION

Ground floor

- Large kitchen with exposed stone walls, large fireplace with wood burner 35m² plus pantry area with dishwasher and storage. 5 m²
 - Living room, fireplace, underfloor heating, decorative ceiling moulds and chandelier restored in 2024. 23m²
 - Dining room with large window to the rear. 16m²
 - Office 15 m², glazed door to rear garden, patio, and separate covered outdoor eating area 24 m²
 - Storage area including separate WC 9 m²
 - Bathroom with bath, shower, double sink and w/c, storage cupboard containing gas combi boiler for hot water and central heating to the house. 12m²
- The Original carved wooden staircase leads to:

First Floor.

- 1st Bedroom, a large, beautifully light, and sunny room with one front facing window and a Juliette balcony with full length double doors, exposed stone walls and fire place. 25m²
- 2nd Bedroom a large room overlooking the rear gardens and pool. 21m²
- Bathroom, double washbasin, shower, w/c 6m².
- 3rd Bedroom, a bright, sunny room that is front facing, with fireplace. 18m²
- 4th Bedroom a quiet, rear facing over-looking the pool and river. 16m²

Mill wing apartment.

- The apartment is accessed from the main landing and, also has its own private access from the street.
- Newly fitted pompe à chaleur, reversible air con / heating to all rooms. Open plan living/dining/kitchen area, with newly fitted kitchen, with electric oven and hob. New wooden style Kronotex flooring throughout. 59m²
 - 5th bedroom, currently a family bedroom with 4 single beds 22 m².
 - Washroom with shower, double wash basin...

LOCAL TAXES

Taxe habitation: EUR

NOTES