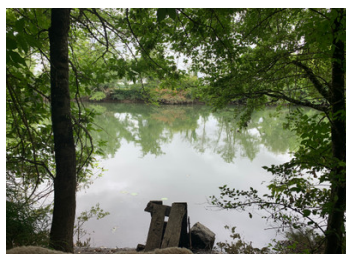


Your Idyllic Riverside Escape – Charming 4-Bedroom Property



INFORMATION

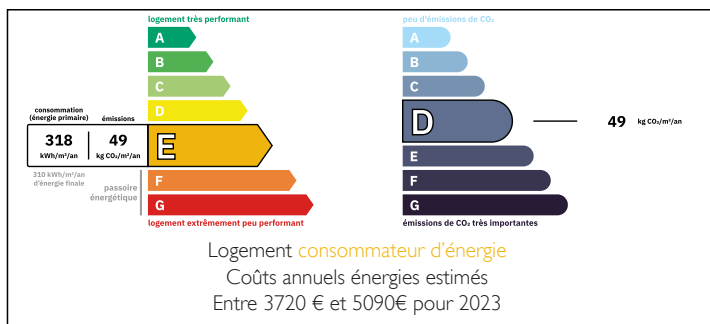
Town:	Moulin-Neuf
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	164 m2
Plot Size:	1790 m2



IN BRIEF

Spacious riverside property with four bedrooms, outbuildings, mains gas heating, mains drainage, and double glazing.

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 habitation: EUR

NOTES

DESCRIPTION

Riverside Property with Spacious Accommodation and Outbuildings

Nestled on the banks of the river, this delightful property combines character, comfort, and a peaceful setting – all just 30 minutes from the world-famous village of Saint-Émilion, renowned for its vineyards and UNESCO heritage.

The bright lounge and large dining room are perfect for entertaining, while the generous kitchen invites family meals and gatherings. The property also offers a utility room, shower room, and practical storage throughout.

Upstairs, four bedrooms provide plenty of accommodation for family and guests, each filled with natural light.

Outside, a barn and hangar add further potential – whether for storage, hobbies, or future development.

With mains gas heating, mains drainage, and double glazing, this property offers the charm of riverside living combined with modern convenience. A rare opportunity to enjoy space, tranquillity, and the beauty of the water's edge.

Ground floor:

Lounge – 28.64 m²

Dining room – 31.44 m²

Kitchen – 22.59 m²

Entrance hall – 7.93 m²

Shower room – 6.04 m²

Utility room – 8.12 m²