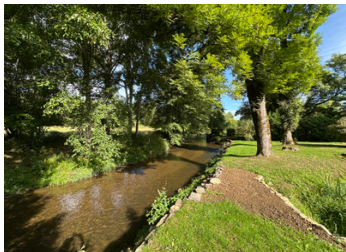


Beautifully renovated former mill with lakes and river in a non flooding zone.



INFORMATION

Town:	Sarlande
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	133 m2
Plot Size:	3500 m2

IN BRIEF

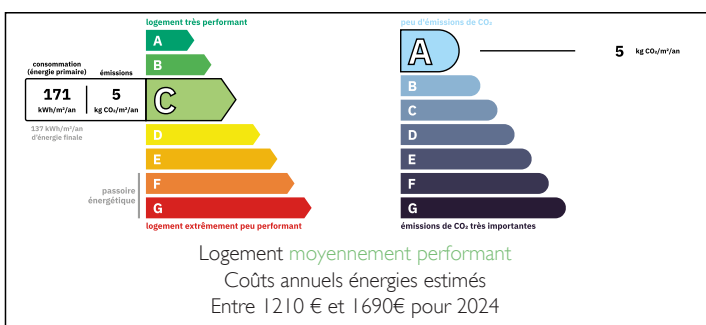
This beautiful stone built property has been fully renovated with high quality material. You will find a shaded garden and private lakes with the river nearby.

Situated in a calm spot in the countryside in the commune of Sarlande, not far from St Yrieix La Perche where you will find supermarkets, schools, doctors, restaurants and much much more.

The insulation has been recently done, double glazing, individual septic tank, electric and wood fuelled central heating.

The house is liveable straight away with no work to be done.

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

The main house offers around 130m², composed of an entrance opening onto a fully fitted kitchen with dining room, lounge with exposed wood work and beautiful fireplace, 2 bedrooms, shower room and WC.

First floor:

Landing opening onto a mezzanine with office area.

Bedroom with shower room and WC.

Cellar in the basement.

Exterior:

Superb shaded garden with water well, gravelled courtyard and private entrance.

Garage with workshop.

Stone built bread oven.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES