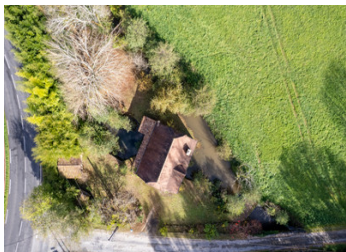


Charming watermill with three bedrooms, terrace and gardens

EXCLUSIVE



INFORMATION

Town:	Les Eyzies
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	126 m2
Plot Size:	2498 m2

IN BRIEF

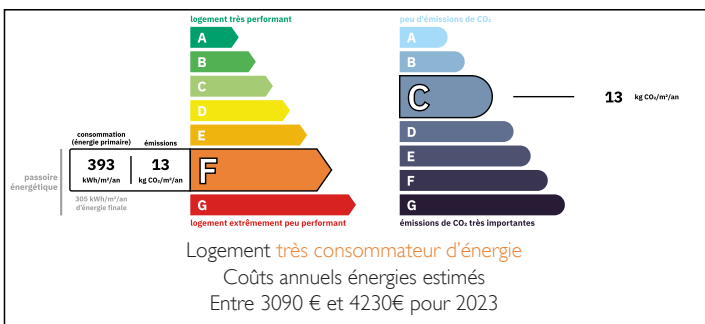
16th-century watermill, full of charm, set by the water in the Vézère valley, close to Les Eyzies, world capital of prehistory.

Dressed stone walls, a large fireplace and high ceilings give the house the feel of a noble residence. The living room with open kitchen opens onto a covered terrace. Upstairs are three bedrooms, one with a fireplace, a bathroom and a landing with built-in cupboards.

The millrace runs under and around the house, with two bridges to cross it, or to fish from! No direct neighbours. A garden shed and a two-car carport complete the property.

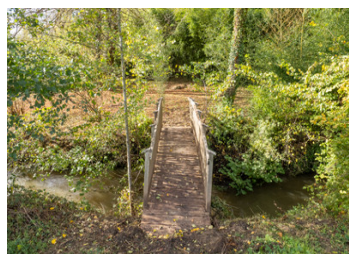
Set by the water, the property is in a flood-risk zone and is suited to use as a second home. Sealed septic tank.

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

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Just 3 minutes away, the village of Les Eyzies offers shops, restaurants, doctors, a pharmacy and a railway station. Sarlat and Montignac-Lascaux are 30 minutes away, and Bergerac airport is 1 hour away.

Sarlat - 24 km

Bergerac Airport - 52 km

LOCAL TAXES

Taxe foncière: 1118 EUR

NOTES

Interior surface areas:

GROUND FLOOR

Living room with kitchen - 70 m² (wood stove/fireplace)

WC/washbasin - 4.5 m²

FIRST FLOOR

Hallway - 5.5 m²

Bathroom - 7 m²

WC - 3 m²

Blue bedroom - 12.5 m²

Right bedroom - 10.5 m² (with fireplace)

Left bedroom - 13.5 m²

A garden shed and a two-car carport complete the property.