

Ref: A40888BD24

Price: 175 000 EUR

agency fees to be paid by the seller

Former mill with three bedrooms, terrace and gardens







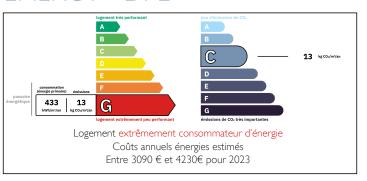








ENERGY - DPE



INFORMATION

Town: Les Eyzies

Department: Dordogne

Bed: 3

Bath:

Floor: 126 m2
Plot Size: 2498 m2

IN BRIEF

This modest mill, said to date back to the I6th-century and full of charm has the appearance of a noble house: stone walls, large fireplace, high ceilings, canvas-covered bedroom walls...

The front door opens onto a large living room with kitchen area, and a door at the bottom of the stairs leads to a storage room and WC. Upstairs, there is a hallway with cupboards leading to a bathroom with WC and three bedrooms, one of which has a fireplace.

The property has outdoor areas with shaded spaces. The millstream runs under and around the house and has been widened to create a small pool in front of the covered terrace. Two bridges allow you to cross the millstreams, or go fishing! No immediate neighbours.

The house is in a flood zone and would be more

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.





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LOCAL TAXES

Taxe foncière: III8 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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The house is in a flood zone and would be more suitable as a second home.

Located 3 km from the village of Les Eyzies, the world capital of prehistory, with shops, restaurants, doctors, a pharmacy, a weekly market and a train station.

Sarlat - 24 km Bergerac Airport - 52 km

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