



Ref : 9736ESD

**Mill with guest house on 6,5 ha with river, all shops within walking distance**

Area **Secteur Nontronais**



Habitable : 220 m²



Usable : 360 m²



Land : 6,5 Ha

532 000 €

**Mill for sale Dordogne.** Renovated mill of 180 m², built in 1875 on 6.5 hectares of meadows and wooded parkland, crossed by a river that feeds the mill in a preserved setting without any nuisance, in outbuildings a wooden chalet used as a guest house and a barn. The property is crossed by 800 metres of river. The works and the banks have been entirely restored, 3 dams equipped with gates, masonry retaining walls of the banks. Great potential for this property set in a quiet natural setting with shops and services on foot.

#### IN SUMMARY

Rooms : 8  
Bedrooms : 4  
Bathrooms : 2

Swimming pool : no  
Garage place : 2  
Parking space : 30  
Outbuildings : yes



Wood



Adsl

**Advantages :** Remarkable landscape setting | Proximity to a town centre

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 5 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



40 mn



40 mn



40 mn



60 mn

#### ENERGY INFORMATION

Consommation conventionnelle 191,00 kWh/m².an

Estimation des émissions 6,00 kg éqCO2/m².an



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## DESCRIPTION

The mill, on the ground floor

A 50 m<sup>2</sup> living room

Stone fireplace, access to the garden

Entrance area, kitchen 33.36 m<sup>2</sup>,

Equipped and fitted kitchen, dining room

Storeroom 4.70 m<sup>2</sup>.

WC 2.3 m<sup>2</sup>

Veranda 20 m<sup>2</sup>

Dining room, living room, wrought iron, double glazing, open to the park, very bright

First floor

Circulation 8.30 m<sup>2</sup>

Bathroom 7.2 m<sup>2</sup>

Bedroom 1: 15 m<sup>2</sup>

Bedroom 2: 13.5 m<sup>2</sup>

Room 3 : 29 m<sup>2</sup>

Outside, all the hydraulic equipment (locks, paddle wheel) have been renovated.

The 6.5 hectare park, perfectly maintained, is entirely fenced.

At the end of the property, in a wooden chalet, is an independent dwelling with 42 m<sup>2</sup> (430 sq ft) of living space and 40 m<sup>2</sup> (430 sq ft) of attic space.

An outbuilding of 70 m<sup>2</sup> allows the storage of equipment.

Great potential in an idyllic setting 5 minutes walk from the shops and services of a village centre.

Are you interested ?



Marie

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