Click to view MFH-IJLQ5SPW

# Mill property with a river in the Dordogne

Saint-Paul-Lizonne, Dordogne, Nouvelle Aquitaine



€569,500

inc. of agency fees

4 Beds 3 Baths 240 sqm 4 ha

Character mill property with outbuildings and a river set in a privileged environment and 4 hectares of land in near Ribérac and Périgueux in the Dordogne.

#### At a Glance

ReferenceMFH-IJLQ5SPWNear toRiberacPrice€569,500Bed4Bath3Hab.Space240 sqmLand4 haPoolNoLand TaxN/A

## **Property Description**

Located in a peaceful and exclusive setting, this historic mill has been beautifully renovated and is surrounded by canals and meadows spanning over 4 hectares. The presence of a stream and various canals creates a unique ambience for this property. You can enjoy activities such as canoeing along over a kilometer of private canals, fishing, or simply relaxing by the water's edge.

The ground floor of the building features a spacious kitchen, an L-shaped living room with a dining area, and a laundry room. Upstairs, there are two master suites, two additional bedrooms, and a separate bathroom.

An impressive attached barn measuring over 100 square meters offers numerous possibilities for expanding the property according to your needs and preferences. Additionally, the town has approved the conversion of an outbuilding of approximately 60 square meters into a second home.

The mill has modern amenities such as a heat pump, thermodynamic tank, micro purification station, and double glazing, making it highly energy efficient. Finally, there is an ongoing project to install photovoltaic panels.

## The Accommodation

### The ground floor

- 28 sqm kitchen
- 11 sqm cellar landry
- 1,70 sqm wc
- 2.70 sqm corridor
- 12 sqm dining room (open to living room)
- 37,50 sqm living room
- 13 sqm corridor staircase

#### The first floor

- 21,50 sqm stage
- 18 sqm room 1
- 20,50 sqm bedroom 2
- 5,70 sqm bathroom
- 2,20 sqm wc
- 18,20 sqm bedroom 3 (with shower room)
- 3,90 sqm bathroom (bedroom 3)
- 20,20 sqm bedroom 4 (with bathroom)
- 9,50 sqm bathroom (bedroom 4)

A place of very rare quality to discover and live in!

## **Environment & Surroundings**

Near to a Golf Course? ✓

Lake or River View? ✓

**And Before You Ask** 

Condition: Newly

renovated

Heating System:

Heat pump central heating

Condition of Roof:

Good condition

Drainage:

Septic up to

norms

Property Tax:

€1300.00

**Summary** 

Property type: Mill house

Bedrooms: 4
Bathrooms 3

Price €569,500

**Key Information** 

Internal Area: 240 sqm

Land Area: 4 ha

Floor: 2

How many 3

Outbuildings:

Property Features:

Barn 120 sqm

• barn workshop 80

sqm

• outbuilding 60 sqm

Has Attic Space: Yes

Has a Garden Yes

Has a Terrace? Yes

Has

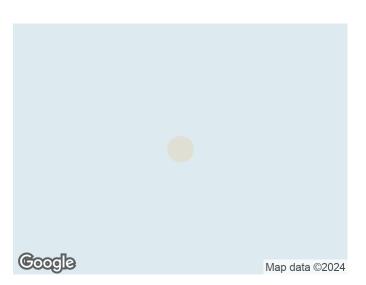
ADSL/Broadband?

Has Satellite TV Yes

Yes

**Location: Nouvelle Aquitaine** 





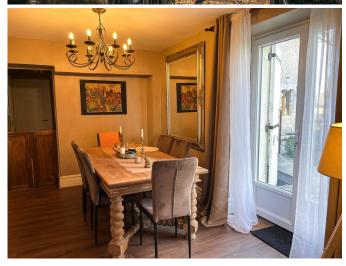
# Gallery

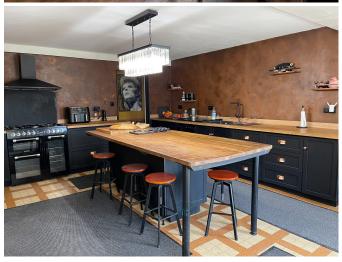








































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S. and L. BROWN



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