

[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

Reference	MFH-IJLQ5SPW	Near to	Riberac	Price	€569,500
Bed	4	Bath	3	Hab.Space	240 sqm
Land	4 ha	Pool	No	Land Tax	N/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 laundry
- 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 Outbuildings:	3
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?	Yes
Has Satellite TV	Yes

Location: Nouvelle Aquitaine



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates