

[Click to view MFH-IJLJ5SRN](#)

## Character property with a river set on 3.6 ha of land

Thiviers , Dordogne , Nouvelle Aquitaine



**€577,500**

inc. of agency fees

4 Beds    2 Baths    225 sqm    3.6 ha

In the Périgord Vert, this renovated mill house full of character is set on 3.6 hectares of land with a river running through it for over 300m. Rare!

### At a Glance

<b>Reference</b>	MFH-IJLJ5SRN	<b>Near to</b>	Perigueux	<b>Price</b>	€577,500
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	225 sqm
<b>Land</b>	3.6 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the beautiful Périgord Vert, this character house is just 5 minutes away from one of the most beautiful villages of France and 10 minutes from Thiviers. The property offers a unique living environment with peaceful surroundings, natural beauty, and the typical character of Périgord.

This former mill house has been renovated and offers approximately 225 sqm of living space. The property includes charming living rooms with exposed beams and fireplaces on each level, an American kitchen, four spacious bedrooms, and two bathrooms. It is equipped with modern amenities such as fibre connectivity, good insulation, double glazing, compliance with electricity and sanitation standards, and a favourable DPE rating for an old building (C). Additionally, it features outbuildings including a 95 sqm barn attached to the main house and a carport.

*Outside*, the property sits on 3.6 hectares of land, partly covered with woods and grassland. A river traverses the land on over approximately 300m, providing an exceptional and rare setting in the Dordogne region.

## **The Accommodation**

### **The ground floor**

- 3 sqm - Entrance
- 5.70 sqm - corridor (automatic detection light)
- 20 sqm - Bedroom, bay window
- 9,70 sqm - Bathroom, large shower, WC, towel dryer
- 33 sqm - Living room, new stove
- 14 sqm - Office
- 1.70 sqm - WC, hand wash
- 6.70 sqm - Corridor
- 9.50 sqm - Boiler room, softener
- 6 sqm - Laundry
- 20 sqm - Bedroom / Summer Room

### **The first floor**

- 47 sqm - Living room, fireplace/insert, reversible air conditioning unit, window door, open kitchen
- 25 sqm - Bedroom, Window
- 16 sqm - Full bathroom, 2 sinks, WC + upper level stairs

### **The second floor**

- 10 sqm Attic room, velux

## **Outside**

- Large barn of 95 sqm



## Environment & Surroundings

Lake or River View? ✓

## And Before You Ask

Exposure:	South-east
Year of Renovation:	2018
Condition:	Nothing to do
Condition of Roof:	Good condition
Drainage:	Septic up to norms
Property Tax:	€450.00

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€577,500

## Key Information

Internal Area:	225 sqm
Land Area:	3.6 ha
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	1
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

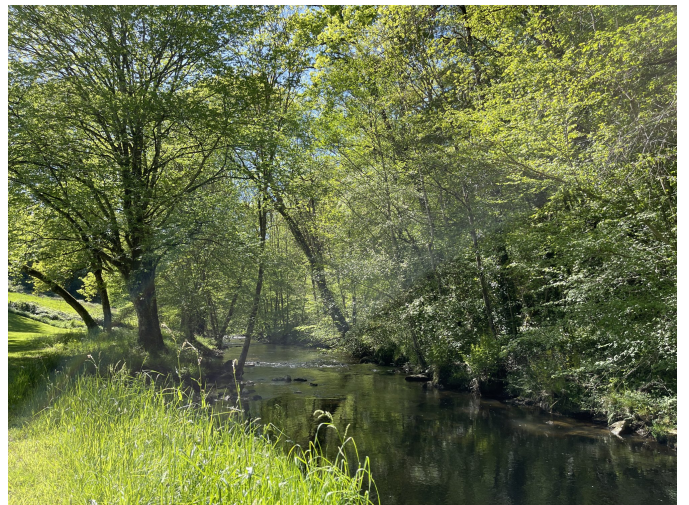
**Location: Nouvelle Aquitaine**



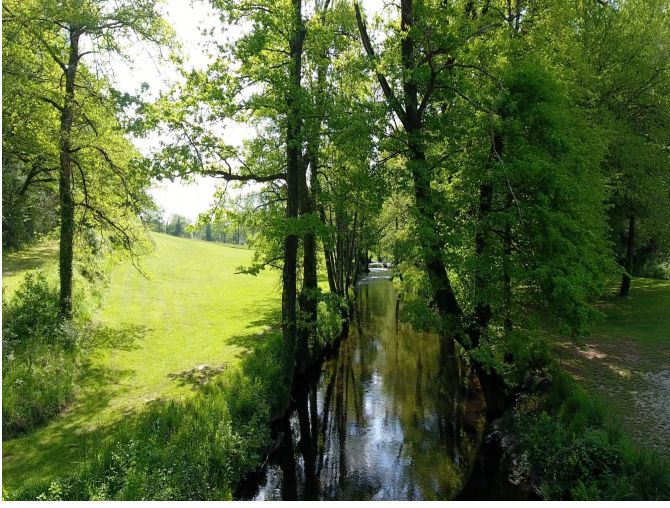
# Gallery











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