

Old mill house with guest accommodation and swimming pool in grounds of over a hectare.



## INFORMATION

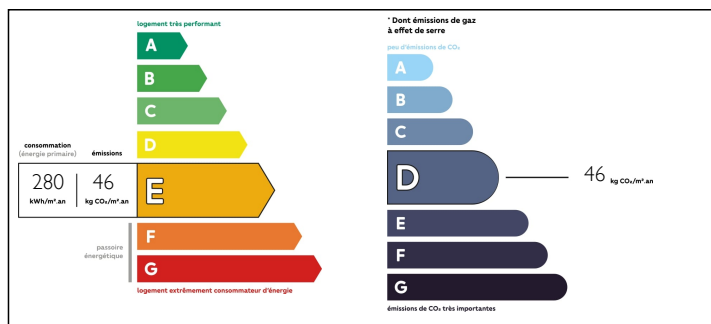
Town:	Margueron
Department:	Gironde
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	11314 m2

## IN BRIEF

Nestled in beautiful gardens with roses and fruit trees galore, this property is full of charm! A long driveway leads past an apple orchard and 11mx5m swimming pool to arrive at a three bedroom old stone house comprising a large lounge/diner, fully fitted kitchen, ground floor bedroom and shower room. Upstairs the large mezzanine provides ample space for a study or hobby room, and two further bedrooms and bathroom complete the main accommodation. In addition, with a pretty view over the mill pool, there is a very charming mill house which still has the grinding stones in place in the workshop/storage room. It has two bedrooms, bathroom, large entrance and study which could be converted into a kitchenette. A peaceful setting, only a short drive from the prestigious Chateau des Vigiers golf and spa resort and 30 minutes from Bergerac airport.



## ENERGY - DPE



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.



## DESCRIPTION

Your search for the unique property stops here. This is much more than a centuries old mill and house but a haven of peace in a landscaped garden with flowing water and only 2.5 miles from the Château de Vigiers Golf and Spa Resort.

The upper level of the mill has been converted into a very comfortable two bedroom guest house.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES