

Riverside mill house along the tranquil banks of the Dronne River boasting 3 bedrooms and a large living room.



INFORMATION

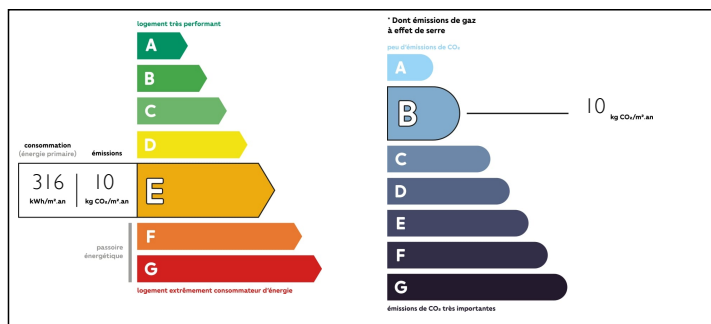
Town:	Champagnac-de-Belair
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	114.77 m2
Plot Size:	4759 m2

IN BRIEF

The impressive Mill House is situated in proximity to Champagnac de Belair Village amidst the enchanting Perigord Vert region, and conveniently near the renowned tourist destination of Brantome.



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

Upon entering you step directly into the inviting living room. To the left of this room are double doors that open onto a terrace overlooking the serene river. To the right, there's a cosy bar area, with stairs leading to the first floor. A modern, fully tiled shower room is conveniently located downstairs. Adjacent is a charming breakfast room with windows offering views of the front garden, complemented by double doors leading to another terrace overlooking the river. From here, you can access the kitchen, equipped with a variety of fitted units and a sleek granite worktop. A practical utility room, with space for essential appliances like a washing machine, dishwasher, oven, and fridge freezer, is situated at the back of the kitchen. Continuing from the kitchen, you'll find a bathroom featuring a corner jacuzzi bath, WC, and hand basin. Next to this is the master bedroom, boasting views of both the front garden and the river.

Upstairs, two additional bedrooms nestled into the eaves offer unique charm, though with slightly restricted head heights. One bedroom even allows you to enjoy the tranquil river view from bed.

Double glazing, mains water, and mains electricity are among the house's modern conveniences, while heating is provided by a wood-burning stove in the living room or electric radiators.

The house exudes idyllic charm and versatility, and is suitable as either a full-time residence or a holiday retreat. Outside, two terraces overlook the river and a spacious garden extends predominantly...

LOCAL TAXES

Taxe foncière: 1143 EUR

NOTES