|  |
| --- |
| PROPERTY FOR SALE  BRIVE AREA |

|  |  |  |
| --- | --- | --- |
| Ref: MP113628 |  | Price: 894.900 € |

This stone renovated former mill property located 15 minutes from Brive enjoys an exceptionally large swimming pool that was once the millpond. A stream runs through the property. The origins of the property date back to the 15th century. On the ground floor there is a fully equipped kitchen and outdoor dining terrace next to the waterfall, and with the unusual feature of a glass section in the floor over the lit stream below. This leads to a cosy living space with a fireplace, and a bedroom featuring the original bread over with an ensuite bathroom. Wooden stairs lead to the first floor which features a large landing, the large living room with multiple French doors opening on to the terrace, as well as a cosy living room with an original stone fireplace. On the second floor there are three bedrooms, two of which share a bathroom, and the master bedroom which has an ensuite bathroom. One of the bedrooms have steps that lead down to the swimming pool. The property benefits from gas central heating. The grounds include a pond fed by a stream, a large fountain at the entrance, and park. There is an option to purchase a further 0.5 hectares of meadows opposite the property that are constructible. An attractive holiday home or permanent residence in a quiet setting. A fantastic opportunity in the Dordogne region of France.

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: Mill house * Style: Stone * Pool * Joint ownership: Detached | * Condition: Very good * Usable area: 300 m² * Land surf. area: 15.100 m² * Non isolated countryside | * 4 bedrooms * 3 bathrooms * 1 study(ies) * 9 rooms * Heating type: Gas | |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| | Additional Information: | | | --- | --- | |  | | | Ground floor:   * Kitchen * Open plan living area   1st floor:   * Landing * 2 Lounge   2nd floor:   * 3 Bedrooms   Energy report:   * Energy performance 195,00 KWHep/m²an * Gas emission 45,00 Kgco2/m²an   Heating:   * Gas central heating | Other equipment (continued):   * Double Glazing * Septic tank   Services:   * Nearest airport : * Nearest motorway : * Calm * Bed and breakfast * School * Railway Station * Hospital * Broadband * View * Bungalow   Land:   * Pond * Pond * Swimming Pool | |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| | Photos: | | | --- | --- | |  | | |  |  | |  |  | |  |  | |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **195 KWHep/m² an** | **45 Kg CO2/m² an** | | **Classe DPE - D** | **Classe GES - E** | |