

EXCEPTIONAL CONVERTED WATERMILL WITH GUEST HOUSE IN A PICTURESQUE RIVERSIDE SETTING

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

EXCEPTIONAL CONVERTED WATERMILL WITH GUEST HOUSE IN A PICTURESQUE RIVERSIDE SETTING...





PROPERTY FACT FILE

REFERENCE	A46151CO50
PRICE	€ 550,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	300 m²
LAND	2000 m²
TOWN	Hambye
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Garage, Detached, Water on site

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL CONVERTED WATERMILL WITH GUEST HOUSE IN A PICTURESQUE RIVERSIDE SETTING...

Ref : A46151CO50

Between a Country House and a Manor, an Exceptional Former Mill Nestled in the Heart of Unspoilt Nature

Nestled along the banks of a river, amid rolling meadows and wooded hills, this remarkable property combines the timeless charm of a



DESCRIPTION

The estate comprises an impressive main residence, connected by a charming bridge, together with a separate guest house, ideal for welcoming family and friends or creating an exclusive holiday rental.

From the moment you step inside, the generous proportions make a lasting impression. The magnificent reception room of 50spm, enhanced by two fireplaces, provides the perfect setting for both intimate gatherings and elegant entertaining. The property also features six beautifully appointed bedrooms (from 32 to 13sqm), each with its own en-suite bathroom, ensuring comfort and privacy for every guest.



Designed to meet modern standards of comfort, the home benefits in particular from underfloor heating, providing discreet and consistent warmth throughout the year.

Outside, the river, centuries-old trees, open meadows and wooded hillsides create an idyllic setting of exceptional tranquillity. Every window frames a living landscape, where water and nature mark the changing seasons.

Whether as a distinguished family residence, an elegant country retreat or a luxury hospitality venture, this exceptional property will appeal to discerning buyers seeking authenticity, generous living spaces and an unspoilt natural environment.

A truly rare and historic estate, where heritage and the art of living come together in perfect harmony.

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

...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46151CO50

COMPLETE FILE AND PHOTO ON REQUEST

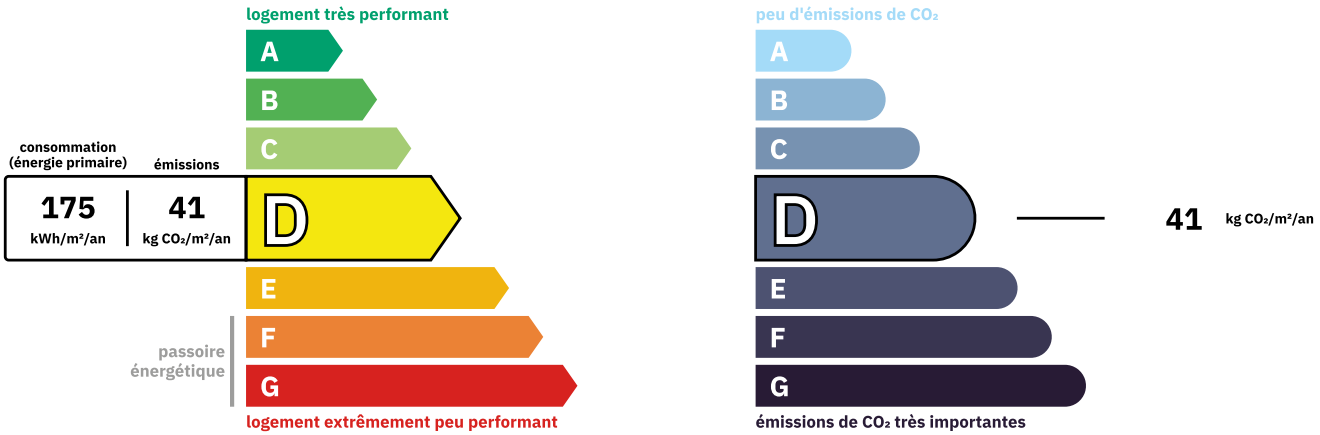
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL CONVERTED WATERMILL WITH GUEST HOUSE IN A PICTURESQUE RIVERSIDE SETTING...

Ref : A46151CO50

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

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7508 € and 10158€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A46151CO50
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr