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

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

**Reference** MFH-IJLJ5SRN

**Bed** 4

**Land** 3.6 ha

**Near to** Perigueux

**Bath** 2

**Pool** No

**Price** €577,500

**Hab.Space** 225 sqm

**Land Tax** 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

***Video and many images available on request.***

## 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

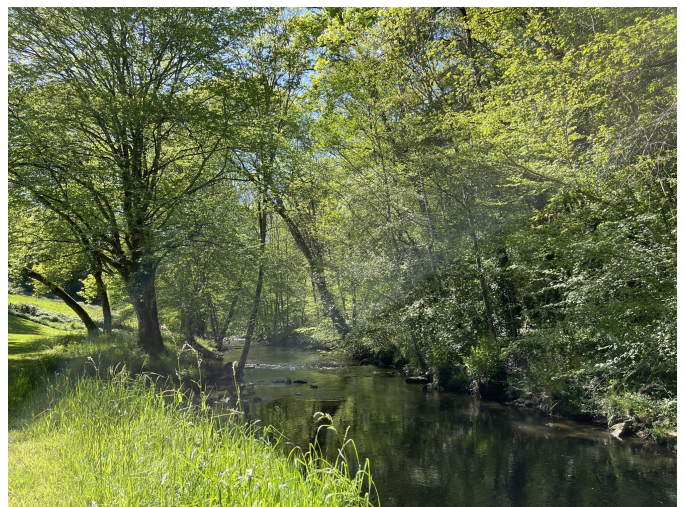
**Location: Nouvelle Aquitaine**



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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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