

HISTORIC 16TH-CENTURY WATERMILL | AN EXCEPTIONAL PÉRIGORD NOIR ESTATE WITH 8 INDEPENDENT RESIDENCES

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PROPERTY FACT FILE

REFERENCE	A47335TP24
PRICE	€ 898,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (850 000 EUR hors honoraires)
BEDROOM	15
BATHROOM	9
ACCOMMODATION	600 m²
LAND	13500 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Close to golf course
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

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



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- Exceptional Historic Heritage | 16th-Century Water
- Exceptional Natural Setting with Private Waterway
- Established Rental Income & Significant Potential
- A Complete and Versatile Estate
- Located Near Shops, Restaurants & Transport

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Nestled in one of the most coveted areas of the Périgord Noir, close to the Dordogne River, this remarkable 16th-century watermill enjoys a privileged and peaceful setting.

Set within 1.3 hectares (3.2 acres) of beautifully landscaped grounds,

DESCRIPTION

Located in one of the Périgord Noir's most sought-after areas, this remarkable 16th-century watermill represents a rare opportunity to combine historic character, investment appeal and established rental income.



Set on approximately 1.3 hectares (3.2 acres), the property enjoys an exceptional natural setting, enhanced by a stream flowing through the estate. Offering approximately 600 sq m (6,460 sq ft) of living space, it has been converted into 8 independent apartments, ranging from approximately 57 to 135 sq m (615 sq ft to 1,455 sq ft).

This versatile configuration is ideally suited to holiday rentals, a boutique hospitality business or a range of investment strategies. Already generating rental income, the property offers significant further potential through targeted renovation, contemporary interiors and upgraded amenities, appealing to guests seeking authenticity, nature and memorable experiences.

Several apartments feature private gardens, while the property also includes 6 garages, cellars and a 12 x 5,5m (39 x 18 ft) swimming pool renovated in 2024.

Within walking distance of the village's bakery, butcher, grocery stores, restaurants and medical center, the location combines convenience with a peaceful setting.



The apartments retain beautiful original features, including exposed beams, traditional French ceilings and period stonework.

Apartment 1: 63 sq m (678 sq ft) — Living room, separate kitchen, 2 bedrooms, shower room, terrace
Apartment 2: 63 sq m...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47335TP24

COMPLETE FILE AND PHOTO ON REQUEST

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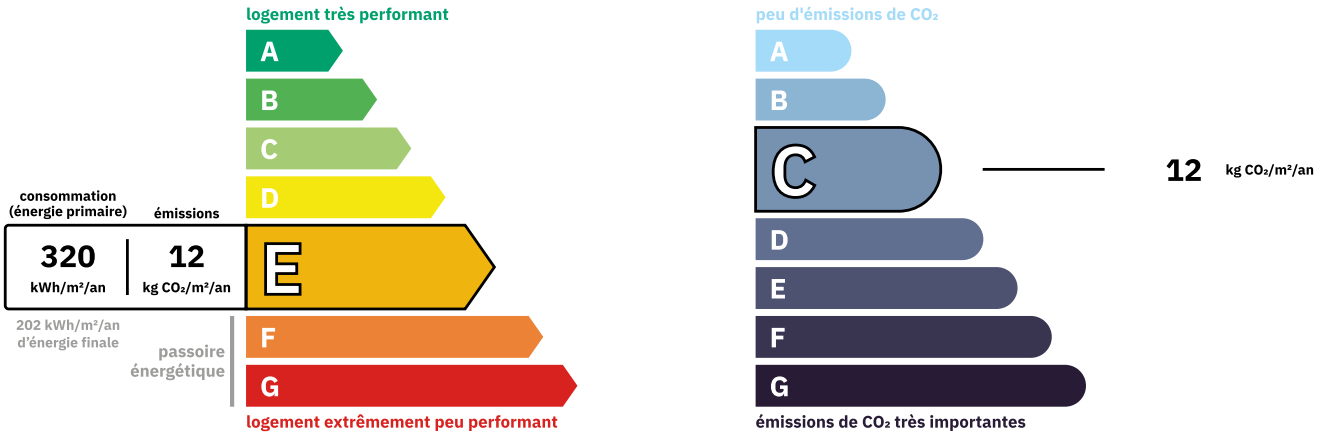
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 1440 € and 2000€ for 2021

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.

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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

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