



SUPERB MILL HOUSE ON THE BANKS OF THE  
RIVER DRONNE, WITH 7 BEDROOMS, LARGE  
SWIMMING POOL AND OUTBUILDINGS.



SUPERB MILL HOUSE ON  
THE BANKS OF THE RIVER  
DRONNE, WITH 7  
BEDROOMS, LARGE  
SWIMMING POOL AND  
OUTBUILD...



PROPERTY FACT FILE	
REFERENCE	A22400NWO24
PRICE	€ 975,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	524 m <sup>2</sup>
LAND	13070 m <sup>2</sup>
TOWN	Parcoult-Chenaud
DEPARTMENT	
LOCATION	Isolated
TYPE	
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- Riverside
- Fully renovated
- Close to shops and amenities
- 
- 

SUPERB MILL HOUSE ON  
THE BANKS OF THE RIVER  
DRONNE, WITH 7  
BEDROOMS, LARGE  
SWIMMING POOL AND  
OUTBUILD...

Ref : A22400NWO24

This magnificent character house dates back to the 17th century and has retained many of its original features. It has 4 living rooms, 7 bedrooms and 4 bathrooms, as well as a beautiful outbuilding housing a large game room/reception room. A big swimming pool by the river and beautiful, lush gardens complete this splendid ensemble.

## DESCRIPTIF

The property is composed as follows:

Ground floor:

- Entrance hall (14 m<sup>2</sup>)
- Utility room
- Large living/dining room with fireplace (70 m<sup>2</sup>)
- Bedroom/tv room (24 m<sup>2</sup>)
- Fitted kitchen (19 m<sup>2</sup>)
- Veranda (32 m<sup>2</sup>) opening onto a small private garden by the river.
- TV lounge (34 m<sup>2</sup>)

First floor:

- Large living room with fireplace (97 m<sup>2</sup>)
- Study (11 m<sup>2</sup>)
- 6 bedrooms of respectively : 22.5 m<sup>2</sup>, 21.5 m<sup>2</sup> (with shower room), 21 m<sup>2</sup>, 18 m<sup>2</sup>, 17 m<sup>2</sup> and 16 m<sup>2</sup>
- Bathroom (13.5 m<sup>2</sup>)
- Shower room (5.7 m<sup>2</sup>)
- Shower room (3 m<sup>2</sup>)

Outside:

- 90 m<sup>2</sup> outbuilding with games room/reception room and lounge upstairs.
- Saltwater swimming pool (12m x 6m) with large terrace.
- Wine cellar / sheds (50m<sup>2</sup>)
- Shady riverside garden
- Island

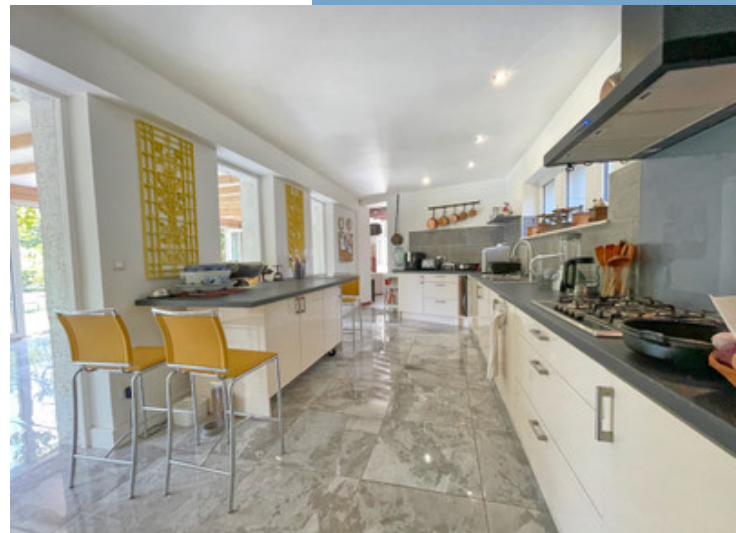
-----

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/A22400NWO24>

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](mailto:prestige@leggett.fr)

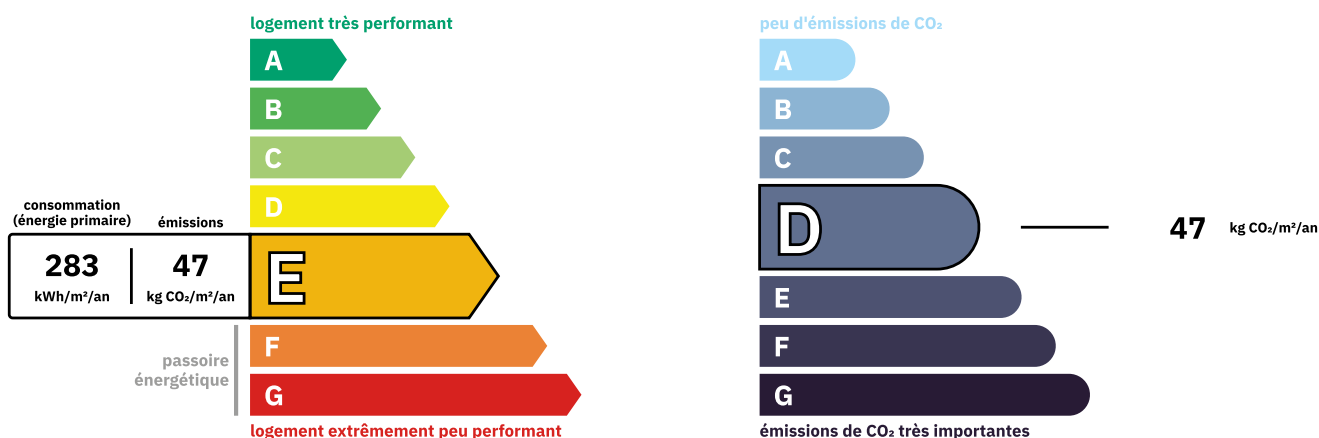


SUPERB MILL HOUSE ON THE BANKS OF THE RIVER DRONNE, WITH 7 BEDROOMS, LARGE SWIMMING POOL AND OUTBUIL...

Ref : A22400NWO24

## ENERGIE-DPE

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



Property Energy consuming  
Estimated annual energy costs  
between 8235 € and 11140€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A22400NWO24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)