



# Les Agences du Limousin

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## Refno.: 2101T

**Location:** Perpezac le Noir - Moulin converti en residence confortable

**Price:** € 415.000

**Agency:** LES AGENCES DU LIMOUSIN  
BEAULIEU

### Description:

In secluded, tranquil setting, yet not too far from a village with commerces, this former mill has been converted into a comfortable residence benefitting from the charm of the river running through the grounds.

The main house is composed of:

Open Plan Ground Floor, cleverly divided, to separate living from the kitchen and dining area (from where a fabulous view over the river, the bridge and the garden through windows on 3 sides). A magnificent wide oak staircase leads up to the first floor.

First floor: 3 double bedrooms, one with ensuite shower room and family bathroom.

Lower ground floor: workshops, utility room and storage areas.

Heating: by means of electric radiators and a woodburner.

Water: The house is supplied by spring water, which has a small treatment plant in one of the workshops.

Drainage: The millhouse is linked to a microstation septic tank.

Overall habitable area: approx.130 m2.

The guesthouse offers another 25 m2 habitable with one bedroom with shower room.

In the gardens several terraces and shady seating areas, both in front of the house and along the riverbank. The river borders one side of the land and has been diverted to pass



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under a bridge in front of the house, creating an absolutely charming outlook. There's a number of outbuildings in the grounds, such as a working bread oven, a cider press and a garage. Total seclusion is provided by massive double gates at the entrance.

Swimming pool: The pool measures 11m x 5m, and has recently had a new pump installed.

Nearest village with shops: Perpezac le Noir at 3 km  
Nearest towns with full facilities (banks, doctors, etc):  
Uzerche at 12 km and Brive la Gaillarde at 28 kms  
Nearest international airports:  
Brive Valle de la Dordogne at 40 kms)  
Limoges at 80 km

Agency fees: 14.000

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