



listing



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 477,337.23

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Tocane-Saint-Apre
 Posted: Aug 23, 2025

Description:

An imposing stone built five bedroom home has been created from the original mill building of yesteryear. The ground floor comprises a fitted kitchen with island unit and breakfast bar, doors lead out to the dining terrace overlooking the river and the private ten metre swimming pool. There is a huge lounge / dining room with open fireplace tiled floors, exposed stone and windows overlooking the water. At the end of the lounge is an office or maybe art studio or even an extra bedroom. Upstairs you find the master bedroom and ensuite bathroom / WC, plus four more bedrooms and a shower room / WC. The property has lovely well established landscaped gardens which have the river flowing gently through and plenty of fish in the beautiful clear water, large gravel parking area for multiple vehicles. There is a workshop which also houses the heating system that has both oil and wood fired boilers feeding the radiators throughout the property as well as a laundry room with shower / WC. Possibility to create revenue from a quality bed and breakfast or by renting such a unique property for family holidays (subject to permissions). The original mill workings are visible in many areas including the lounge and of course from the outside where the wheel race remains. The nearby town of Tocane Saint Apre has local shops and boulangeries etc whilst the larger towns of Riberaac and Perigueux are 20 and 30 minutes by car. Price including agency fees : 413 400 € Price excluding agency fees : 390.000 € Buyer commission, tax included: 6%

Common

Bedrooms: 5
 Bathrooms: 3
 Finished sq. ft.: 290 sq m



Lot Size: 4439 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T6329/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi71987

