

A beautiful 4 bedroom mill on the banks of the river Gartempe with 2 gites to finish. Garden.



INFORMATION

Town:	La Croix-sur-Gartempe
Department:	Haute-Vienne
Bed:	6
Bath:	5
Floor:	265 m2
Plot Size:	1922 m2

IN BRIEF

This mill has the wow factor - A main house comprising 4 bedrooms and 3 bathrooms on 3 floors with magnificent views over the river and countryside.

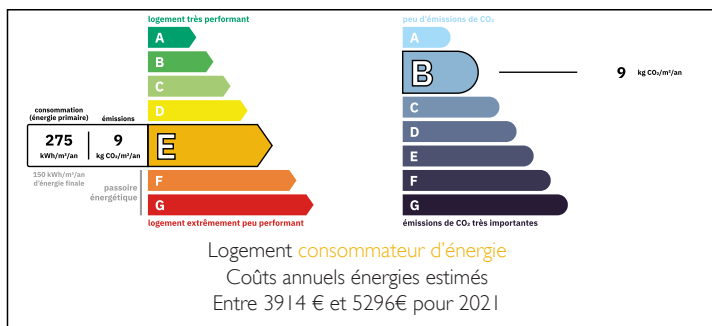
2 one bedroom gites to finish.

Attached garden along the river.

Attached barn.

7 minutes to the town of Bellac.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The mill is located at the end of a quiet lane that meanders by the side of the river

Enter the property via double metal gates onto a driveway to park several vehicles

The front door of the main house leads you into a large entrance hall 5.8m x 3.8m with a mezzanine floor above

Door to WC

Corridor

Door to Kitchen 4.5m x 5.8m with french double doors to back garden

Door to large living dining room - 7.8m x 6m with wood burning stove and 2 sets of french doors to the back garden

LOCAL TAXES

Taxe foncière: 2106 EUR

Taxe habitation: EUR

First floor

Bedroom 1 5m x 3.8m with double french doors to balcony overlooking the river view

En-suite shower room 1.9m x 3.1m

Bedroom 2 3.8m x 7.8m with 2 double french doors to balcony overlooking the river view

En-suite shower room 3.8m x 1.8m

Second Floor

Bedroom 3 3.2m x 3.8m

Bedroom 4 3.8m x 3.4m

Both rooms have double french doors to balcony with river view

Bathroom 2.2m x 2.6m

From the mezzanine you have access to the gites but this can be locked

Door to gites from the front courtyard

Ground floor

2 x kitchen / diner living rooms 6.2m x 3.5m and

NOTES