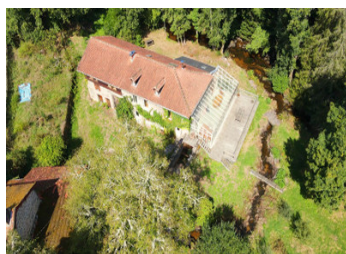
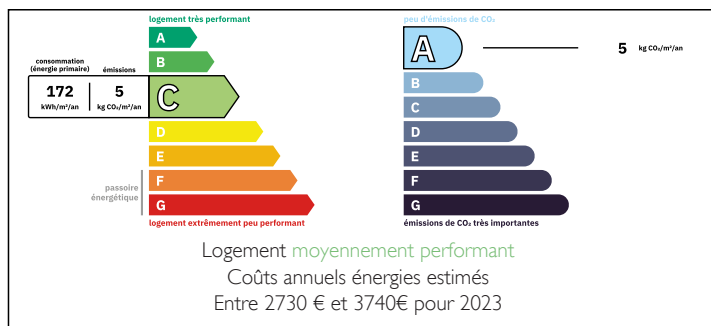


Authentic mill property

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sauviat-sur-Vige
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	212 m2
Plot Size:	10272 m2

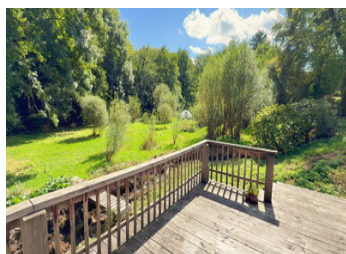
IN BRIEF

In Sauviat-sur-Vige, alongside the Vige river, you find this functional mill hid away at the end of a dead end road.

For nature lovers that would like to explore the possibilities to live off-grid.

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.



LOCAL TAXES

Taxe foncière: 1198 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

At the end of a road, touching a Natura 2000 forest, you find property with a functional mill for energy production.

With certain interventions you are able to live off the grid, not using any power from a supplier any more.

The building has been renovated recently (part of the roof, central heating, windows/doors, electricity and plumbing), but the original character is conserved.

You enter the house into the living room with its big wood burner (Jøtul) placed in the middle of the room, easily heating the space and also the attached kitchen.

The living room elevates onto a mezzanine-like space with an open section in the middle of it, creating a spacious feel to it.

The kitchen is decent and up to standards, and kept in its original form.

On the first floor is a separate toilet and a bathroom.

Attached to the living room, accessible by a few steps, you enter into the second living area with wood burner. It could be a study room, or a TV room.

Above this room, and further above the barn, you find five decent sized bedrooms and a bathroom with toilet.

The living room gives access to the full glass serre, with a wooden terrace attached. It is a real eye-catcher, and it will fulfil you in your relaxation needs.

+++ The mill is functional, the feeding stream needs some maintenance to make water flow more efficient to produce even more energy.

+++ Windows and doors (nearly all) are recently replaced to double-glazing...