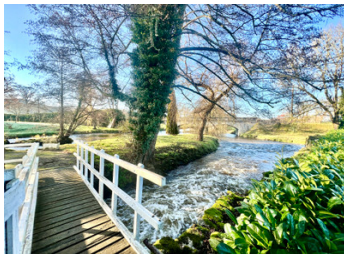


A beautiful riverside setting, stone mill property, with house, restaurant bar and function rooms with gardens



INFORMATION

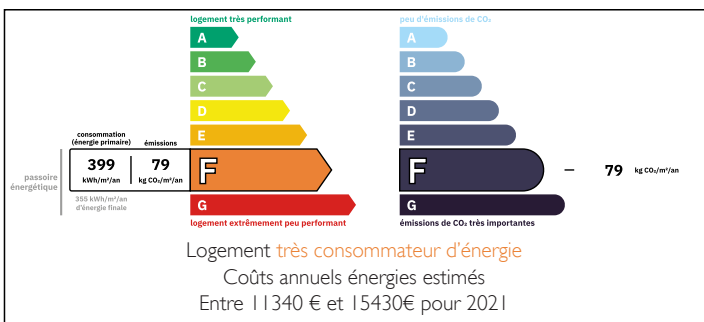
Town:	Le Grand-Bourg
Department:	Creuse
Bed:	3
Bath:	1
Floor:	390 m ²
Plot Size:	3400 m ²



IN BRIEF

Set in a picturesque riverside location on the Gartempe, next to the Roman bridge, this former restaurant and wedding venue offers immense potential. The property includes a habitable house with three bedrooms, generous ground-floor rooms, and space for kitchens, as well as a first-floor restaurant and bar and a large function room. With its combination of historic charm and commercial opportunity, and just 10 km from La Souterraine with excellent amenities, this property is ideal for a variety of business or lifestyle ventures.

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

Sitting at the end of a private driveway behind double gates, this impressive property enjoys a stunning riverside setting, with the Gartempe flowing past and views of the water visible from both the restaurant and bar.

Ground Floor:

Entering the house, you are welcomed into a reception room with a fireplace,(35m²), and staircase leading to the first floor. From here, there is access to two additional rooms and a large space that was once the restaurant kitchen, which connects to store rooms and the historic mill room, where part of the original milling mechanism remains. The ground floor also includes ample storage, a laundry room, and freezer stores.

First Floor:

To the left of the landing are three spacious bedrooms,(14,15,16m²), with high ceilings and beautiful wooden floors. Further along the corridor, you reach the large function room,(78m²), which has private external access via a staircase, along with a WC. To the right of the stairs, the bar—with the original large bar still in place—leads into the restaurant,51m², both of which also have direct external access via exterior steps.

Second Floor:

A staircase leads to a second-floor room of similar size to the restaurant,(51m²), which has been closed off by a door but offers additional potential space.

The property has been well maintained internally and retains much of its original charm. While it will benefit from some refreshing throughout, it features double-glazed windows and shutters on every window, and has oil central heating throughout.

Outside:

The property includes two garages,(22m²,30m²), several outbuildings, and an...

LOCAL TAXES

Taxe habitation: EUR

NOTES