

Ye Olde Tannery! A unique collection of buildings and living accommodation. On a glorious riverside plot.



INFORMATION

Town:	Saint-Junien
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	111 m2
Plot Size:	2630 m2

IN BRIEF

This property is for you if.. you yearn for beautiful riverside living, but still want the facilities of a popular town to hand. This historical plot sits quietly on the river and at the edge of Saint Junien. It presents numerous options for living large or as a business of; fishfarming, gites, bar, restaurant or all 4! Approximately 75 metres of private River Vienne frontage, offering superb waterside views and direct access to the river.

Saint-Junien;
 World famous for its quality Leather goods
 Railway station - direct to Limoges
 Less than 30 mins to Limoges airport
 Local weekly market
 DIY stores
 Supermarkets
 Domestic trading estate
 Choice of bars & restaurants
 Indoor & outdoor swimming pools

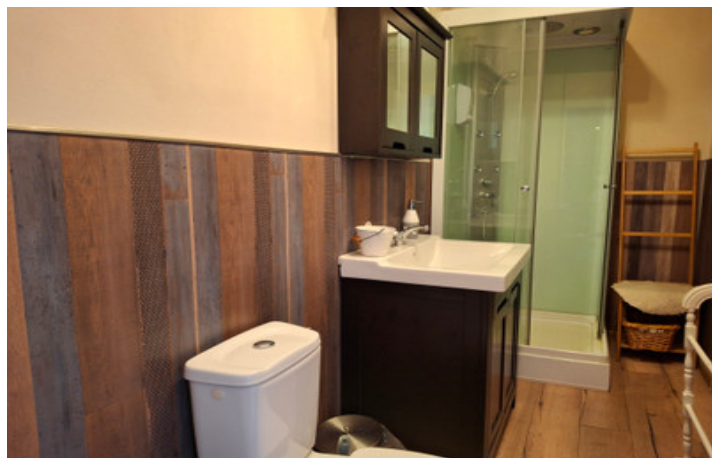


ENERGY - DPE

DPE not required.

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

This property is within walking distance of Saint-Junien Town centre yet has all the benefits of country living. The river views are beautiful and marry well with the surrounding song birds. Beyond the private double gates, this secret, serenity complex unfolds. The 1st building you encounter upon entering the grounds, is the original tannery. This building has 3 upper floors and a workshop/storage area on the ground floor. There remains historical remnants of this structure's industrial past, bringing an authentic charm and uniqueness to this purchase.

The current owners have gone a long way to creating living accommodation on the 2nd floor. Composing of; Large kitchen/diner, Open plan living room with pellet burner, Office, 2 bedrooms, 1 bathroom, Covered terrace with balcony & view of river.

There's further restoration possible here, should you want more from this building, it has a lot more to give. It is packed full of character with its feature wide wooden staircase and scope for development. Once completed it will be impossible to ignore the grandeur of this unique building.

The restored dwelling is an impressive 3 bed/3 bath home, with a joined but entirely independent annexe/gite. The 1 bed/1 bath cosy cottage has a fully equipped kitchen/diner, modern bathroom, comfortable sitting room and stylish bedroom.

The main house itself is extremely charming and luminous due to large patio doors and open plan living design. The kitchen boasts fitted units and a large preparation island with seating, for less formal...

LOCAL TAXES

Taxe foncière: 1595 EUR

NOTES