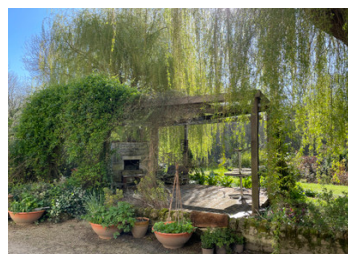


Stunning riverside property with 2-bedroomed house, 3-bedroomed gite, workshop, stables and 2.5 hectares



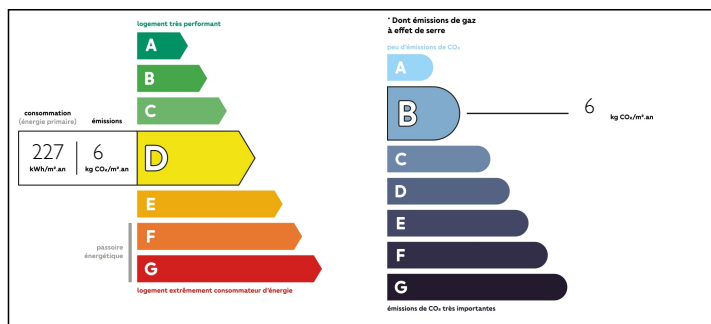
INFORMATION

Town:	Tillou
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	264 m2
Plot Size:	25639 m2

IN BRIEF

This fabulous south facing property is approached by a small lane leading to an ample gravelled parking area. The house (formerly part of a water mill) is surrounded by its own garden and pasture land but the "coup de coeur" has to be the river and babbling mill run which flow close to the front of the property. Originally one large house, the current owners split it into two, providing a two-bedroomed home and a three-bedroomed gite. Both offer very spacious rooms, most of them looking onto the beautiful garden to the front of the house. Only 65 km from Poitiers Airport and 95 km from La Rochelle and the Atlantic coast.

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.



LOCAL TAXES

Taxe foncière: 1361 EUR

NOTES

DESCRIPTION

Enter the main house through the large and well-equipped kitchen/breakfast room. Off the kitchen is a utility room and corridor through to the gite (with double doors for privacy).

From the kitchen a doorway leads to a very large sitting/dining room with French doors looking onto the garden and a cosy wood-burner. Off the sitting room is a shower room and toilet.

Stairs lead from the sitting room to the first floor where there is a pleasant mezzanine area offering different possibilities for its use. From here there are two bedrooms. The larger bedroom of the two has an en-suite bathroom and an office off it. Two sets of windows look onto the garden to the front.

Enter the gite from the driveway into the entrance hall. From here a doorway leads to a very large sitting/dining room with wood-burner and French doors onto the garden. A doorway from here leads to the kitchen.

An attractive wooden staircase leads to the first floor. There are three bedrooms (one with an en-suite shower room) and a family bathroom.

At the front of the property the remains of the original mill building can be found and there is the original bread oven and small terraced area alongside the mill run, perfect for idyllic summer afternoons. The established riverside garden is set mainly to the front of the property and leads to an area of woodland. There is a small in-ground swimming pool and an area of decking....