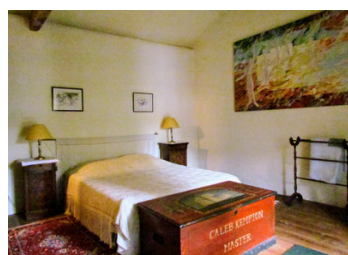


Stunning four bedroom mill house in a riverside paradise with no near neighbours.



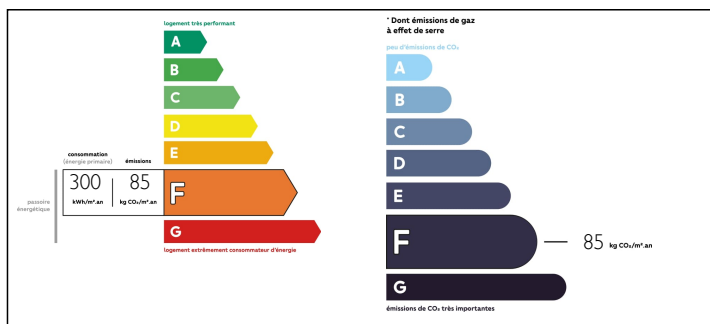
INFORMATION

Town:	Queaux
Department:	Vienne
Bed:	4
Bath:	2
Floor:	202 m2
Plot Size:	65500 m2

IN BRIEF

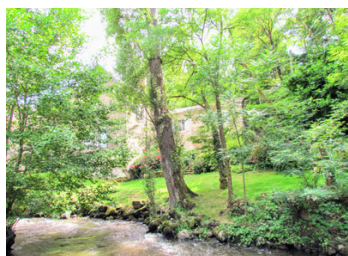
This is the most breathtaking location, with views over the river Vienne. The house is in good condition with an inspiring garden and an artist's studio overlooking the water. Perfect for horses, there is a large American barn with space for 8 loose boxes, a manège and plenty of land (over 16 acres), including islands in the river. This former mill (there is a mill race but no wheel or workings) is in a setting that takes your breath away. The river runs over rocks in the river giving the seductive sound of the water, making it wonderfully relaxing and a magnet for wildlife. Kingfishers, herons and falcons are regular visitors. No visible neighbours on either side of the river... This is truly a paradise. The village of Queaux is about a mile away. The nearest towns are L'Isle Jourdain and Lussac-les-Châteaux, only 10km and 15km away respectively. Poitiers airport...

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 kitchen is large, with exposed beams and a tomette tiled floor. This leads to the utility room with extra storage space, a sink and the oil-fired boiler. The central heating system runs off this boiler. The study has exposed beams and a glazed door overlooking the river - perfect for daydreamers! In the hall, the main staircase leads to 2 of the bedrooms, and there is a shower room with a shower, lavatory and basin. The large sitting room also has exposed beams and wonderful views over the garden and over the river. There is an open stone fireplace for intimate cosy evenings.

Upstairs, there are 4 bedrooms, 2 from the main staircase, 2 from the back stairs, one of which has a large en-suite bathroom with a shower, basin and lavatory. All 4 bedrooms are spacious with high ceilings.

On the top floor there are 2 large attics spanning the whole of the house.

In the garden there is a covered eating area and a large artist's studio with huge windows overlooking the river... what an inspiration!

The garden has many areas; lawns beside the river, a formal vegetable garden and a large barn containing the horse box and space for many other uses.

The manège is near the barn and the grazing land is all within walking distance but not all attached.

For the brave hearted, there are islands in the river belonging too, but without a boat, I haven't visited...

NOTES