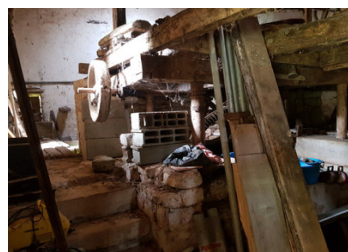


17th century water mill with over 30000 m2 of land. Offering great potential, with work required to continue the renovation. Market town of St Maixent l'Ecole 15km,...



INFORMATION

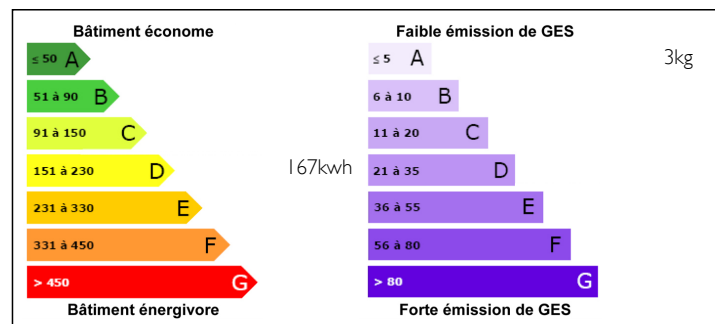
Town:	Exoudun
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	224 m2
Plot Size:	32234 m2



IN BRIEF

Enjoy a self sufficient life style with this property as it has land, woodland, river frontage but requires work. Could also be a tourist business

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

Idyllic location approached by a track and private drive

Ground Floor Kitchen (37m²) with fitted units and doors to front and rear. Lounge (55m²) original stone floor, fireplace with wood burner, small workshop/office. The Mill room with the old wheel is next to the kitchen and has a separate entrance. It offers potential for renovation.

1st Floor 2 Bedrooms (18m²), Bathroom with tiled floor, shower and basin separate w.c.

Large central area suitable for conversion into more bedrooms (58m²)

This property has great potential but does require work and investment.

The surrounding land extends to 32234m² and includes meadows and wooded areas together with river frontage and barns.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 697 EUR

Taxe habitation: 767 EUR

NOTES