

Rare opportunity to own a very special property built over picturesque waterways. Minutes from amenities and lakeside activity centre at Moncontour. Ideal B&B.



INFORMATION

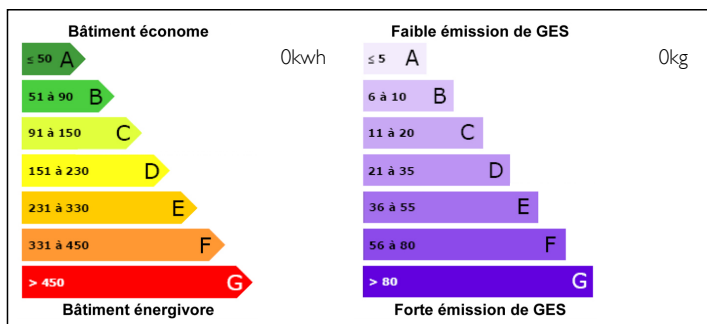
Town:	MARNES
Department:	Deux Sevres
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1083 m2



IN BRIEF

Built on an island this old mill house is surrounded by the crystal clear running waters of the river Dive which also runs underneath a portion of the house. The house itself is grand and spacious with high ceilings throughout although some the upstairs rooms in particular are in need of updating. There is potential for further accommodation on the second floor in the form of a large convertible loft and in the huge barn that is attached to the side of the house. Outside there plenty of private parking at the front and a covered seating area that juts out into the river. At the back is a small garden surrounded by water that is reached by way of a small footbridge. There is also plenty of potential for bed and breakfast income as the property is located halfway along La Sente Divine - a 50 km network of trails and...

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

GROUND FLOOR :

Kitchen 13m²

Living room 36m²

Mill house 17m²

Salle de bains

WC

FIRST FLOOR:

Bedroom 28m²

Bedroom 14m²

Bedroom 12m²

Bedroom 12m²

Salle de bains

SECOND FLOOR:

Attic 87m²

OUTSIDE:

Barn

Courtyard

Lavette

Garden

The septic tank drainage is not up to modern standards but mains drainage is available to be connected to.

LOCAL TAXES

Taxe foncière: 755 EUR

Taxe habitation: 850 EUR

NOTES