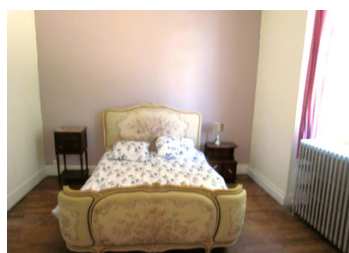
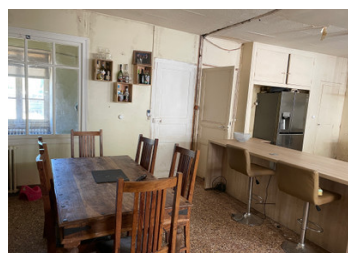


Detached mill house in riverside location to renovate + renovated 2 bed cottage; barns & about 3 acres of land



INFORMATION

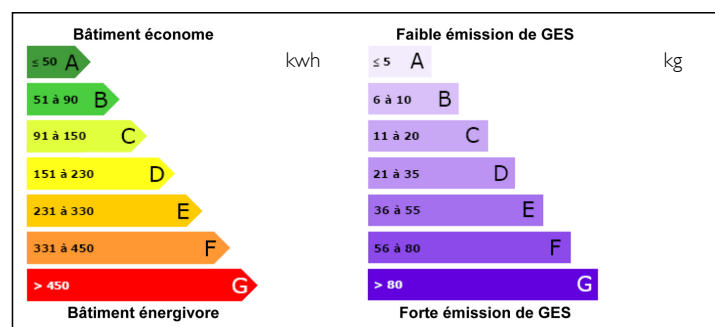
Town:	Persac
Department:	Vienne
Bed:	5
Bath:	3
Floor:	185 m2
Plot Size:	12880 m2



IN BRIEF

Don't delay to come and see this amazing property. The house currently offers about 125m² of habitable space but there is much more just waiting to be developed. Land and everything set at different levels with beautiful river bank gardens. Easy to get to this is just 7 minutes off the main road between Poitiers (37 km) and Limoges (80 km) both with international airports. There is a railway station at Lussac-les-Chateaux, about five minutes by car from this property. Please ask me for more photos - there is no way you can see all that you should see from these ten!

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: **747 EUR**

NOTES

DESCRIPTION

A lovely big traditional kitchen/dining room (approx 40m²) is approached directly via a glazed door from the private courtyard garden and has a newly fitted kitchen with a sink, an island with nine soft-closing drawers and a full height built-in cupboard. Behind the dining room is a sitting room (approx: 13m²) and a downstairs toilet with a shower and utility room behind. An entrance hall (approx 5m²) leads from the back door (parking area) to the kitchen and stairs to the first floor.

On the first floor a long passage leads to two large bedrooms (15m² and 14m²) one with en-suite bathroom (7m²) with a corner bath, corner shower, basin and toilet, and the other with a small room with potential for being an en-suite shower room with a curved wall. At the end of the landing is a large parental suite consisting of a bedroom (27m²) a bathroom (7m²) with a claw-foot bath and corner shower and a private dressing room (5m²).

On this level, and behind the habitable area and approached by a separate staircase is a two room apartment which could be renovated (A-Z - it needs everything doing) to provide further accommodation.

There is another floor, currently an attic, above the main house which could be renovated to provide another few bedrooms.

On the ground floor and facing the road is an entirely separate little cottage with an entrance hall, kitchen, sitting room with an open fireplace, two bedrooms...