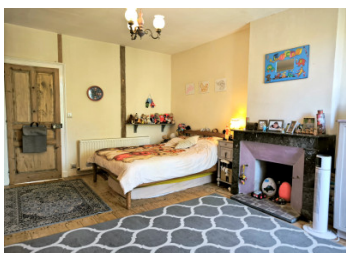


## Exceptional Riverside Mill Estate with Spectacular Views, Gîte, Extensive Outbuildings & Development Potential



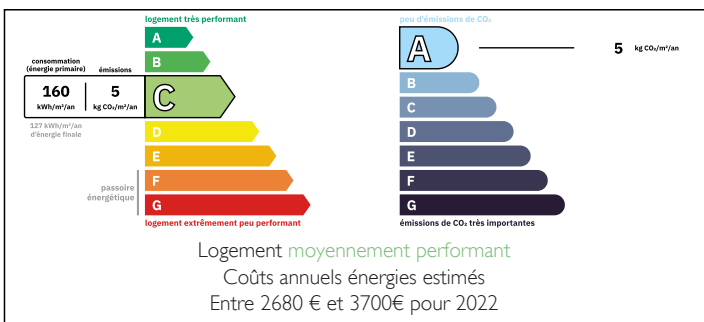
## INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	7
Bath:	4
Floor:	307 m2
Plot Size:	18920 m2

## IN BRIEF

Dating back to the 1700s, this exceptional riverside mill enjoys a private hillside setting with stunning valley views, direct access to the River Gartempe, and is just 5 minutes from a village with all amenities. The beautifully renovated main house combines period charm with modern comforts, including an air-source heat pump, pellet burner, solar hot water and double glazing. The property offers spacious accommodation, a successful 2-bedroom gîte, an above-ground pool with decking, and an impressive range of outbuildings including workshops, hangars, a bread oven building, and several buildings with significant renovation and development potential. Set within attractive grounds leading down to the river, this unique estate offers character, privacy, income opportunities and scope for further expansion.

## 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

Dating back to the 1700s, this magnificent riverside mill is a truly exceptional property, combining history, character and breathtaking natural beauty. Set in an elevated position above the River Gartempe, the estate enjoys spectacular panoramic views across the valley from both the main house and the gîte. The gardens gently descend to the riverbank, providing direct access to the river, which is renowned for its fishing and kayaking, making it a paradise for nature lovers and outdoor enthusiasts alike.

The grand main house is a stunning example of period architecture, featuring beautiful exposed beams, original character features and generous, light-filled living spaces. Carefully renovated and maintained, it offers all the charm of a historic property while providing the comfort and convenience of modern living. Ready to be enjoyed immediately, it is a home that feels both impressive and welcoming.

Despite its peaceful and secluded location, the property is conveniently situated just five minutes from a thriving village with a wide range of everyday amenities.

The grounds are equally appealing, with a variety of fruit and nut trees, berry bushes and a productive vegetable garden, creating a wonderful lifestyle opportunity for those seeking space, tranquillity and a connection to nature.

### Main House

Full of character and beautifully presented throughout, the accommodation comprises:

### Ground Floor

A grand entrance hall welcomes you into the home and leads to a light-filled, spacious kitchen/dining room. The kitchen is undoubtedly the heart of the

## NOTES