

Renovated mill in completely private grounds of 1.5ha, part woodland, part meadow



INFORMATION

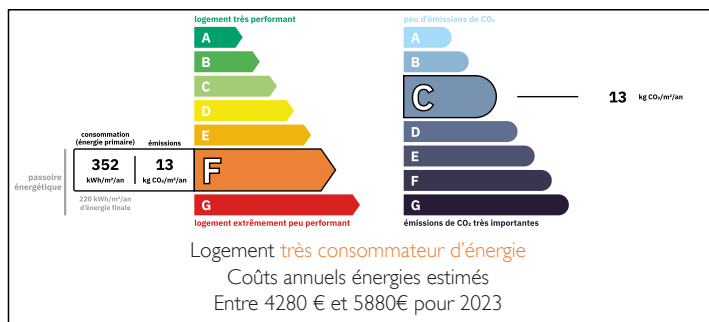
Town:	Saint-Pardoux-Morterolles
Department:	Creuse
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	15206 m2

IN BRIEF

This is a fabulous renovated mill in a wooded valley in the Creuse. Completely private, with no near neighbours, the owners have nature all around them and a night sky (only of only four areas in France) listed as a Reserve Ciel Étoilé because of the lack of light pollution.

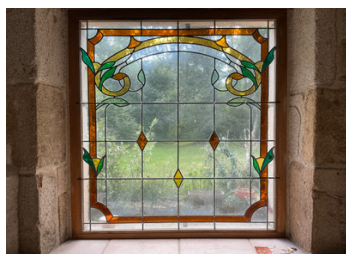


ENERGY - DPE



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: 903 EUR

NOTES

DESCRIPTION

Set in an idyllic rural setting, this renovated old stone mill (built in 1856), and reached through gates and a long driveway, sits on a 1.5-hectare (approximately 3.7-acre) plot. There is a small river running alongside the property. It's one of only 12 rivers in France classified as a "rivière sauvage" because of the clean water, and the water can be diverted to allow the mill wheel to turn.

The land includes both meadow and woodland. The peaceful surroundings offer privacy and space, tucked away with no immediate neighbours.

Full of charm and authentic character, the house retains its exposed beams and stonework, and there is a wood burner for winter nights. With a converted loft, the house is arranged over three levels.

The ground floor has a lovely family space of 40 m² with a fitted kitchen and direct access to the terrace. There's a fitted dishwasher, oven, hob, extractor and large fridge. There is a ground floor bedroom (approx 12m²), an office or second sitting room (approx 15m²), with two large patio doors opening onto another terrace with pergola. Also on the ground floor are a utility/laundry room, and a shower room with WC.

The first floor has two further bedrooms (approx 12m² each), together with a bathroom with a shower and a bathtub, and a separate WC.

The converted attic is one large open space of around 40 m², ideal as a games or a craft room, or a...