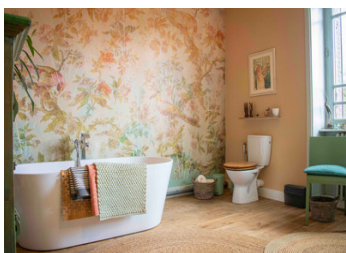


Property with endless possibilities for lovers of nature, bio-culture, horses and so much more

EXCLUSIVE



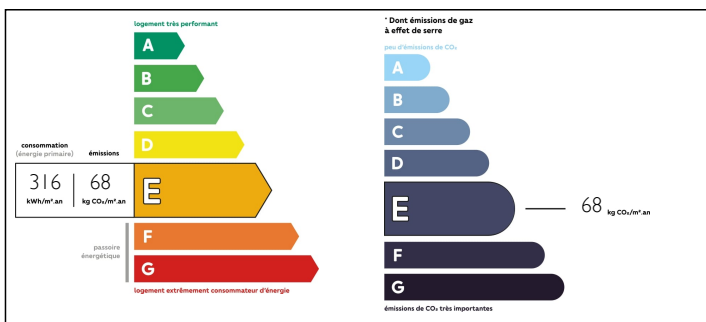
INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	28846 m2

IN BRIEF

The property is set in a picturesque valley, and is surrounded by water. The river Vayres on one side, and a short canal and pond to service the Mill on the other. The site has been a working Moulin since pre-Napoleonic times. The 4 bedroom house was originally built in 1950, and has been partly renovated, with all new electrics (with a retro/industrial look), new plumbing thorough-out the house. All the work that has been done so far is in keeping with the art-deco style of the property. With gorgeous original features; parquet floors, 4 beautiful faux art deco fireplaces, stunning hand crafted wooden central staircase, well proportioned room sizes, cast iron radiators, original stone tiles in the entrance hall and kitchen to name a few. The new kitchen has been beautifully designed with a central island which maximises the space very well, with two windows the room is...

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: 930 EUR

NOTES

DESCRIPTION

On the ground floor, the entrance hall leads to the fully renovated kitchen, which has 2 doors, one of which opens onto the double living room. Who has retained its art deco charm, with large windows overlooking the meadows (over 2 hectares) and the Vayre river that surrounds the property. 1 bedroom, currently used as storage space for the permaculture business. 1 wc.

Upstairs: 3 spacious bedrooms, 1 large bathroom with walk-in shower and bath, 1 wc.

The attic: accessible via the central staircase, provides storage space and can be converted if required.

The basement: houses the boiler, the oil tank and other storage areas.

The mill: a magnificent building that was in operation until the mid-20th century. Most of its equipment is still in place. The wheel is just waiting to be put back into service so that it can once again dance beneath the 6-metre-high waterfall. A huge concrete hangar can easily be converted into stables since water and electricity are on site and a large enclosed garage protects vehicles and tractors.

The vegetable garden: Remarkably well thought-out and created, is equipped with polytunnel for protection and sheltered working if needed.

This property also has a wooded plot in a small neighbouring hamlet, perfect for mushroom lovers, which will also provide the kindling needed to start the wood-burning stove in the living room and the barbecue.

Information about risks to which this property is exposed is available on the Géorisques website...