

## UNDER OFFER - 4 bedroom renovated for habitation, mill house



## INFORMATION

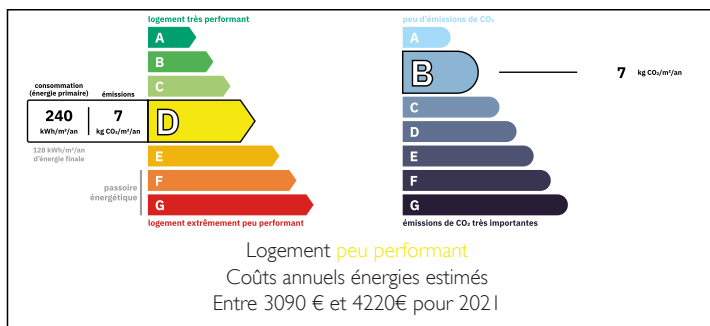
Town:	Arrènes
Department:	Creuse
Bed:	4
Bath:	2
Floor:	228 m2
Plot Size:	13252 m2



## IN BRIEF

A large complex of living accommodation and possible renovation projects set in a lovely location.

## 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

The mill is situated on a small lane that crosses over the river and continues on to the Haute Vienne. It consists of:

Main building with a barn attached to the right. Then an annexe attached to the left with another barn attached to the end of this, making a quite considerable complex. Its land is to the left of the property and opposite on the other side of the river, there is also a garden to the right of the mill house. The main building has been renovated to provide habitable space. It is currently split into two, two bedroom properties which divide the building in half with one facing the front and the other, the back. However, they are joined together by 2 lockable doors giving the option of having one 4 bedroom house or the two 2 bedroom properties.

Both parts of the property has its own entrance.

On entering the accommodation facing the front you step into a large well appointed kitchen (22sqm). This leads through into a good size living room (35sqm) with fireplace with wood burner, exposed stone and beams. A lockable door from here leads to the other part of the property. Upstairs there is a hallway with a second lockable door leading through to the other side of the property again. On this floor there are two good size double bedrooms (both 14sqm), a large family bathroom (12sqm) with a centrally placed roll top bath.

On the other side of the property,...

## LOCAL TAXES

**Taxe foncière: 995 EUR**

**Taxe habitation: EUR**

## NOTES