

A beautiful 4 bedroom mill on the banks of the river Gartempe with 2 gites to finish. Garden.



## INFORMATION

Town:	La Croix-sur-Gartempe
Department:	Haute-Vienne
Bed:	6
Bath:	5
Floor:	265 m2
Plot Size:	1922 m2



## IN BRIEF

This mill has the wow factor - A main house comprising 4 bedrooms and 3 bathrooms on 3 floors with magnificent views over the river and countryside.

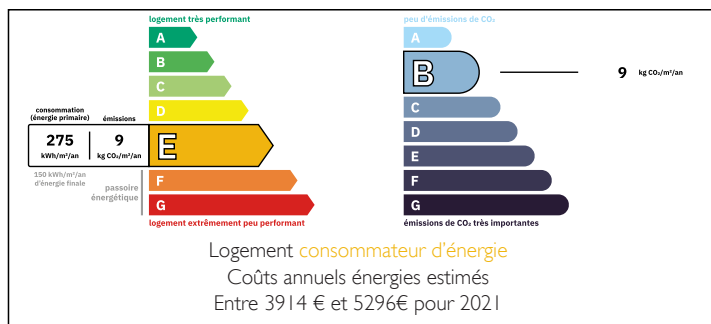
2 one bedroom gites to finish.

Attached garden along the river.

Attached barn.

7 minutes to the town of Bellac.

## ENERGY - DPE



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## DESCRIPTION

The mill is located at the end of a quiet lane that meanders by the side of the river

Enter the property via double metal gates onto a driveway to park several vehicles

The front door of the main house leads you into a large entrance hall 5.8m x 3.8m with a mezzanine floor above

Door to WC

Corridor

Door to Kitchen 4.5m x 5.8m with french double doors to back garden

Door to large living dining room - 7.8m x 6m with wood burning stove and 2 sets of french doors to the back garden

## LOCAL TAXES

**Taxe foncière: 2106 EUR**

**Taxe habitation: EUR**

First floor

Bedroom 1 5m x 3.8m with double french doors to balcony overlooking the river view

En-suite shower room 1.9m x 3.1m

Bedroom 2 3.8m x 7.8m with 2 double french doors to balcony overlooking the river view

En-suite shower room 3.8m x 1.8m

Second Floor

Bedroom 3 3.2m x 3.8m

Bedroom 4 3.8m x 3.4m

Both rooms have double french doors to balcony with river view

Bathroom 2.2m x 2.6m

From the mezzanine you have access to the gites but this can be locked

Door to gites from the front courtyard

Ground floor

2 x kitchen / diner living rooms 6.2m x 3.5m and

## NOTES