

Riverside five-bedroom Mill-house and 4-bedroom gîte, heated pool, waterside workshop in 1.3 acre grounds.



## INFORMATION

Town:	Boussais
Department:	Deux-Sèvres
Bed:	9
Bath:	6
Floor:	315 m2
Plot Size:	5340 m2

## IN BRIEF

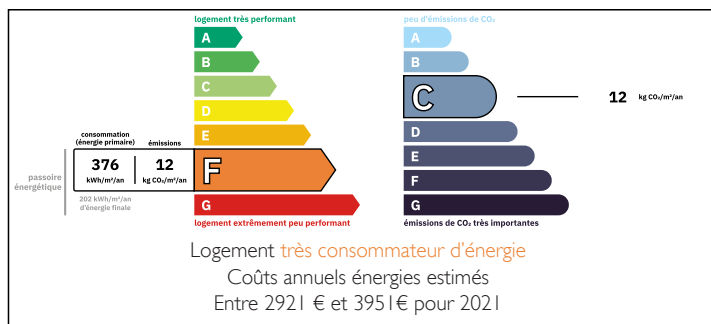
Rare opportunity to develop this super riverside home and gîte with on-the-doorstep fishing, plus a large, heated in-ground pool, romantic waterfront stone workshop, shady terraces and much more to explore in its 1.3acre grounds.

The ancient stone mill forms the five-bedroomed house, which has potential to create an independent apartment on its lower levels, and would benefit from some remodelling.

The large and comfortable four-bedroom / two-bathroom gîte was converted from a stone barn in 2002 and is fully double-glazed with electric heating and a wood-burning stove.

In a rural setting, conveniently between the towns of Bressuire and Parthenay, within an hour of the ever-popular tourist destinations of Puy du Fou and Futuroscope, with the Vendée coast just 1.5 hours away, the property is well-placed to attract visitors and to offer a calm retreat!

## 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: 1500 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The stone mill-house provides a spacious residence (approx 143m2) comprising :

Living room [39m2]

Dining area [18m2]

Kitchen [10m2]

Office [18m2]

Five bedrooms

2 bathrooms, and 3 WC.

Storage space, laundry room and a workshop area.

Renovation work is required to modernize and improve thermal efficiency, providing the opportunity to customize this space to your liking.

Heating: electric and two wood-burners

Part double-glazed (wood).

Gîte (172m2 approx) which sleeps 10/12 guests :

Downstairs there is a huge open-plan living /kitchen/dining area [77m2] with wood-burning stove and fabulous terrace offering views over the river, and a WC.

Upstairs there are 4 double bedrooms, 1 bathrooms, 1 shower-room and 2 separate WCs. Created in 2002, in walk-in condition, double-glazed throughout and with electric radiators and the wood-burner for heat.

The heated swimming pool (12m x 6m) has a large terrace around it, shaded seating area and pool house with shower and WC.

Heating system replaced 2023.

The property sits in gated grounds of 1.3acres (5340m2) with mature trees, shrubs and fruit trees. Septic tank drainage systems.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>