

Attractive refurbished mill with gites, swimming pool and carp lake near Loches. 4.8 hectares

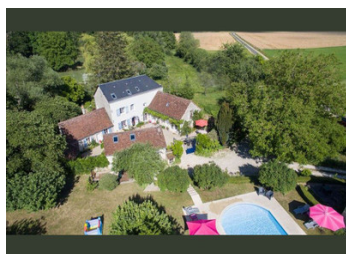


## INFORMATION

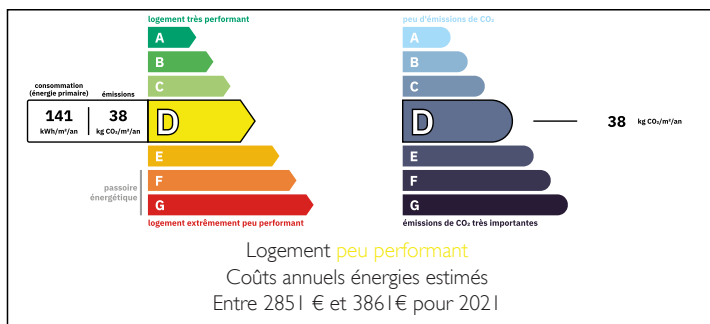
Town:	Perrusson
Department:	Indre-et-Loire
Bed:	5
Bath:	3
Floor:	365 m2
Plot Size:	48270 m2

## IN BRIEF

Superb 5 bedroom moulin with additional gites, swimming pool and substantial carp lake including stock. This property has been the principal residence of the owners whilst also operating as a fishing lake. The property sits on an idyllic mix of 4.8 Hectares (11.9 acres) including gardens, 1 Hectare (2.5 acres) lake, fields and some woodland. The property is close to a wide range of facilities in Loches. The moulin boasts 3 floors with 5 bedrooms over the upper two floors. There is an attached gite plus two further small gites for additional guests providing a total of 6 reception rooms, 12 bedrooms and 6 bath or shower rooms in all (total 365m2). The heated swimming pool (12m x 6m) sits in an attractive sun-terrace between the independent gites. A 6 person hot tub adds to the wide...

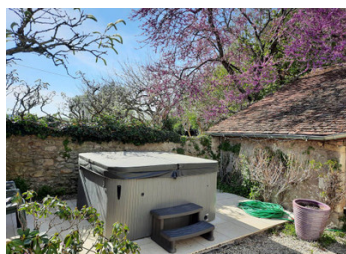


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

Perrusson is adjacent to the Royal City of Loches (5km). It has good local commerce including a large supermarket. The Royal City of Loches, with its historic keep (dating from 11th century), castle and walled city has much historic interest as well as plenty of shopping, twice-weekly markets and abundant restaurants and bars.

The moulin comprises:

- Ground Floor.

Entrance into the dual aspect fully fitted kitchen/diner (27.4m<sup>2</sup>) with outlook to the rear of the property and the lake, garden and woodland. The separate formal dining room (28.6m<sup>2</sup>) to the right houses some interesting machinery from the days of the mill operations as well as a utility room/wc (4m<sup>2</sup>) and the staircase towards the first floor. To the left of the kitchen/diner is a generous salon/sejour (31.5m<sup>2</sup>) with woodburner. Double-glazed with underfloor heating (ground floor) radiators (upper floors).

- First Floor.

Landing with staircase from the ground floor and towards the second floor, three bedrooms (21.2, 16.6, 10.6m<sup>2</sup>) and two bathrooms (7, 6.2m<sup>2</sup>).

- Second Floor.

Landing with two further bedrooms (29.5, 16.8m<sup>2</sup>) with exposed oak beam ceilings and a bathroom (7.1m<sup>2</sup>).

The attached gîte (The Fisherman's Cottage) comprises

- Kitchen/lounge with three bedrooms and bathroom over ground and first floors (est 55-60m<sup>2</sup>).

The two separate gîtes (The Gardener's Cottage and the Bread Oven) comprise:

- Kitchen/lounge with three bedrooms and shower room over ground and first floors (est 45m<sup>2</sup>).
- Kitchen, lounge/diner, galleried mezzanine bedroom and shower room (est 25-30m<sup>2</sup>).

Exterior provides various smaller dependences, 12m