

Old stone mill converted into a 2 bedroom house with independent gite barn outbuildings and a 9 acre lake.



## INFORMATION

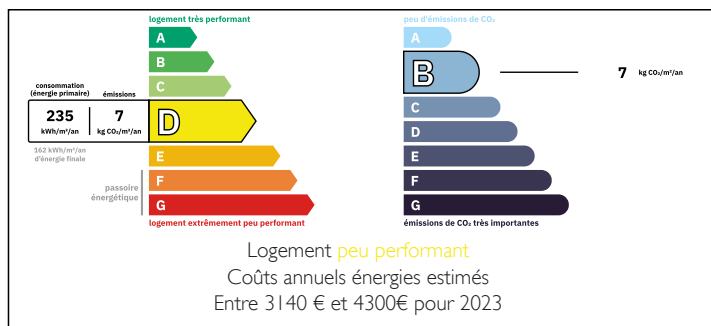
Town:	Asnières-sur-Blour
Department:	Vienne
Bed:	3
Bath:	2
Floor:	232 m2
Plot Size:	47703 m2

## IN BRIEF

An idyllic setting for this former mill and its 3.8 hectare lake. You are looking for calm and serenity... this place is made for you! A true paradise for water lovers ! Spread over several levels, it has been renovated with taste to offer all modern comfort while preserving its old-world charm. Situated in the south of the Vienne department, only 16 km from L'Isle-Jourdain, renowned as one of the most beautiful spots in the Vienne Valley, offering a good selection of shops, bars, restaurants and a supermarket. It is also on the doorstep of a multitude of river walks and activities. The city of Limoges is 57 km away and the famous Val de Vienne motor racing circuit is just 20 km away.



## 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: 814 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

In an exceptional setting, come and discover this incredible property nestled in a preserved natural environment set on approximately 4.7 HECTARES, including a lake of about 3.8 ha. The property is composed as follows: The ground floor of the cottage includes a kitchen (25.5 m<sup>2</sup>) and a living room (30 m<sup>2</sup>). Upstairs, a large landing, which also serves as an office space, provides access to 2 bedrooms (12 m<sup>2</sup> + 13 m<sup>2</sup>) a bathroom (7 m<sup>2</sup>) and a separate toilet. The adjacent old mill (gite) can be accessed either through its own entrance or from the kitchen of the cottage and consists of a stunning living room with the mill's mechanisms still in place (69 m<sup>2</sup>) From this room, a staircase leads to the garden level where you will find a double bedroom (15 m<sup>2</sup>) a small children's bedroom (6 m<sup>2</sup>) a bathroom (7 m<sup>2</sup>) and a kitchen (9 m<sup>2</sup>) There is a large attached barn (107 m<sup>2</sup>) a workshop (25 m<sup>2</sup>) various outbuildings and a covered parking area. The exterior is just as enchanting with a small orchard and of course the lake with its dock and its covered terrace overlooking the lake, ideal for relaxing and enjoying the stunning views.

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