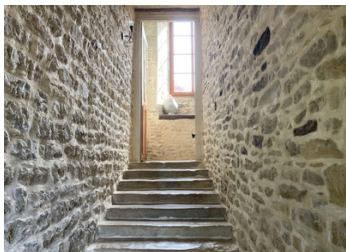
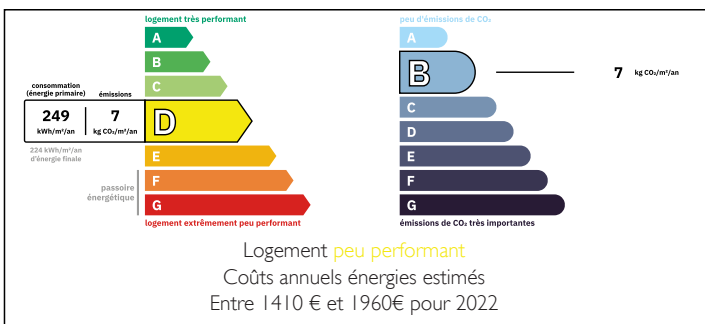


Historic, riverside property, with huge potential for family home or business surrounded by stunning grounds.



## ENERGY - DPE



## INFORMATION

Town:	Payroux
Department:	Vienne
Bed:	2
Bath:	1
Floor:	124 m <sup>2</sup>
Plot Size:	11933 m <sup>2</sup>

## IN BRIEF

This outstanding stone property is steeped in history as far back as the 12th Century, rebuilt in the 16th century, and still possessing some fabulous original features including a wonderful stone staircase and attractive fireplaces.

One side of the building is currently habitable, with a delightful country kitchen and bathroom on the ground floor and comfortable living room and 2 bedrooms with stunning river views on the first floor.

The other side of the building is mid-renovation, with good quality double glazing installed, and will make a gorgeous large family home or perhaps a unique chambre d'hôtes offering guest accommodation.

The grounds slope gently down to the river and are a haven of peace amongst the established trees and shrubs with a vegetable patch closer to the house and terrace.

There is a private courtyard at the front of the

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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

Located in a peaceful hamlet in the heart of the French countryside this impressive property commands an elevated position over the river valley with delightful views from the rear.

At the front of the property the gravel driveway curves around the weeping willow, and the private walled courtyard, with original millstone, is tucked away offering a private place to sit and relax.

The front door opens on to the attractive entrance hall and original stone staircase with steps shallow and wide enough for a knight in armour !

Currently in two sections the left wing of this property is fully habitable whilst the right wing is mid-renovation on both levels.

To the left is a welcoming kitchen and dining room with wood burning stove in the fireplace and double doors both to the front driveway and to the rear terrace. A good sized bathroom, with bath, sink and wc are also found on this level.

On the first floor is a comfortable living room with wooden floor, exposed beams and feature fireplace. Leading from this room are 2 good sized bedrooms, each with lovely views over the river valley.

To the right of the entrance hall you enter a vast set of rooms, already partly renovated that will become fantastic living space and bedrooms that can be adapted to your individual needs. Once completed the main property would give a total habitable surface of approximately 365m<sup>2</sup> which would create an impressive family home or could equally give you...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES