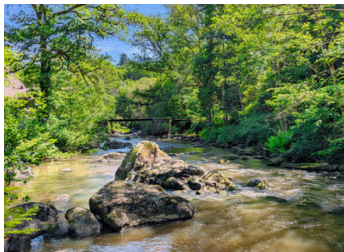


Beautifully renovated Former water mill with separate cottage

EXCLUSIVE



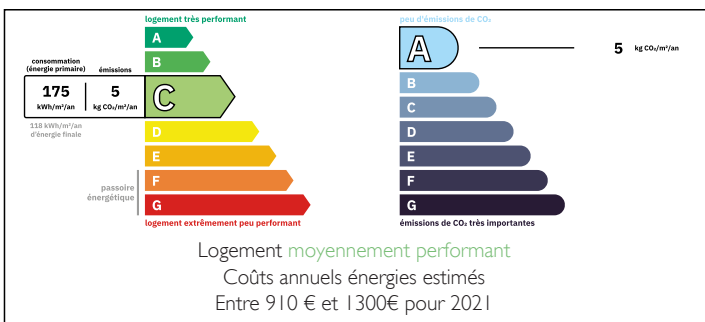
INFORMATION

Town:	Crozant
Department:	Creuse
Bed:	3
Bath:	3
Floor:	170 m ²
Plot Size:	1790 m ²

IN BRIEF

Beautiful, renovated former water mill painted by many artists

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.



DESCRIPTION

This is your opportunity to purchase a little piece of paradise with a history. Situated right on the river banks of the Sedelle river in Crozant, Limousin is this beautiful 2 bedroom circa 19th century water mill with its own separate guest cottage. This property offers a fusion of charm and old world character with high tech living. Its original purpose was as a cotton mill but now is a popular subject for artists both amateur and professional from all over.

There is a new extended entrance porch which has been designed and built to look as if it has always been there , there is also a ground floor W.C and handbasin in this area.

The ground floor also consists of a large, comfortable open plan kitchen/diner/lounge. The high spec , bespoke fitted kitchen (all Miele appliances) takes up one large area with the dining area opposite. The rest of the room is taken up by the cosy lounge space with its woodburning stove and large, tall window looking out over the river. From here , in one corner, is the bespoke spiral staircase, a feature in itself. It leads to two further floors, one below, which houses a large bedroom with ensuite, a second lounge/T.V room giving autonomy to any guests, the utility room where all of the controls are for the modern equipment. There is also access to a cellar on this level.

If you take the upstairs route from the lounge you arrive at...

LOCAL TAXES

Taxe foncière: 695 EUR

NOTES