

Secluded mill in idyllic, rural setting - one house and two gites.



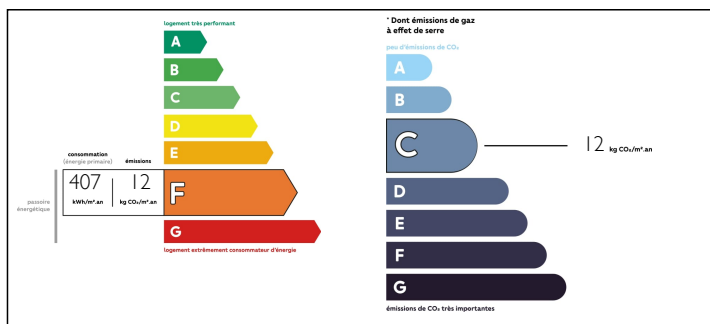
## INFORMATION

Town:	Croze
Department:	Creuse
Bed:	8
Bath:	3
Floor:	242 m2
Plot Size:	45916 m2

## IN BRIEF

Le Moulin is a renovated wool mill set in a woodland valley on the banks of the river Gioune and is accessed by crossing a small stone bridge. This really is an enchanting fairytale setting in the heart of the beautiful Limousin region of France yet just 15 minutes by car from the pretty market town of Felletin. The delightful garden and wooded grounds, swimming pool and river ensure tranquility and relaxation. There is a two bedroomed house and two three bedroomed gites, which have been run successfully for many years by the present owners. This really could be your very own piece of paradise!

## 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: 1079 EUR**

## NOTES

## DESCRIPTION

### House

Ground Floor: large open plan kitchen/dining and living space with woodburner (6.14 x 6.62m)

Cosy conservatory currently used as a living room with woodburner (4.76 x 4.7m)

First Floor: landing, bedroom 1 (6.89 x 3.05) , bedroom 2 (3.1 x 3.08m), bathroom with bath, shower and WC

### Gite 1

Ground Floor: large open plan kitchen/dining and living space with woodburner (6.3 x 5.56m)

First Floor: landing, bedroom 1 (3 x 2.8m), bedroom 2 (2.98 x 2.8m), bedroom 3 (3.08 x 2.96), shower room, separate WC

### Gite 2

Ground Floor: spacious open plan kitchen/dining room and living space with woodburner (6.06 x 6.05m)

First Floor: landing, bedroom 1 (3.04 x 3.14m), bedroom 2 (3.01 x 3.04m), bedroom 3 (3.15 x 3.3m), shower room with WC

### Outside

Riverside garden

Above ground swimming pool and hot tub.

Chicken shed

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