

A beautiful old 1-bedroom mill dating back to the 17th century sitting by the banks of the river Gartempe



INFORMATION

Town:	Lathus-Saint-Rémy
Department:	Vienne
Bed:	1
Bath:	1
Floor:	78 m2
Plot Size:	750 m2

IN BRIEF

With beautiful, attached gardens this property would make a lovely holiday home or indeed a permanent residence



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

The house is approached from the lane that runs alongside the river Gartempe - down a slope through a double gate

On the right-hand side are three storage sheds
The house is down at the bottom by the banks of the river

Enter the front door into a room that has some of the old machinery for the mills wheel 6.7m x 3.2m - there is a sink with water and electric connected
Stairs to first floor

Kitchen / dining room 3.3m x 6.8m - windows to front and rear

Door to a small salon / indoor terrace 2.6m x 1.9m which provides magnificent views of the river

Door from Kitchen to Living room - 3.5m x 7.2m - open fireplace - windows to front and back and side

Stairs from Dining room to second floor

Bedroom 5.6m x 3.4m

Attached shower room with sink and toilet 3.3m x 1.6m - this is separated by a curtain
Windows back and front

Outside

Attached storage shed - 7.2m x 3.2m

Garden - mainly laid to lawn with trees

Barbeque area

The large mill wheel is still intact but in need of restoration

Heating - open fireplace

Windows - single glazed

Drains - unknown

The Mill is situated approx 1km from the outdoor activity centre - Centre Plein Air - the well know Voulzie restaurant is also approx 1.5km away

LOCAL TAXES

Taxe foncière: 119 EUR

Taxe habitation: 154 EUR

NOTES