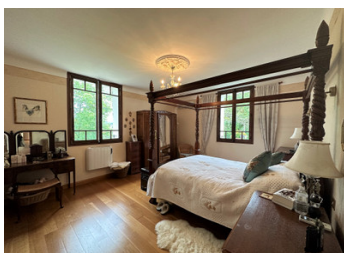
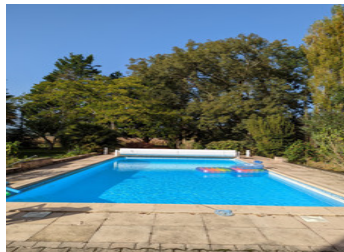


Are you looking for a riverside property? This charming 4-bedroom old mill house could be the one for you.



INFORMATION

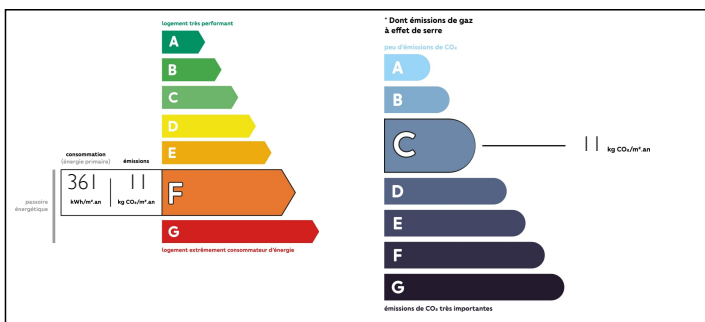
Town:	Riscle
Department:	Gers
Bed:	4
Bath:	3
Floor:	214 m2
Plot Size:	4360 m2



IN BRIEF

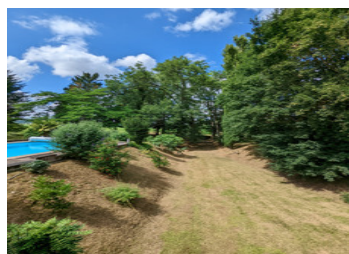
This beautiful mill house has all the charm that you would expect and want from a country house. Sitting on the banks of the Leez, this renovated mill is no longer functioning and the river has been re-routed so no longer runs under the house. This house has 4 bedrooms, a large lounge and dining room, eat-in kitchen, terraces, mature gardens, large barn and an in-ground swimming pool.

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: 1065 EUR

NOTES

DESCRIPTION

On the ground floor

Fitted kitchen with dining area (21m²) base and wall units with wood counter top, and breakfast bar. Utility room (5m²) with a sink counter top and plumbing for the washing machine. Large lounge and dining room (56m²) with tiled floor, double doors to the gardens, a wood burner insert, which provides heat to a few of the radiators. A further room currently used as a games room (15.5m²) with door, access to gardens and pool. This area of the house has had double glazing installed. There is a shower room and changing area to one side which is ideal for people using the pool.

On the first floor

Leading off from a very large landing are 4 bedrooms. The largest (21m²) with reversible heat and air con unit, and en-suite with toilet, hand basin and shower, 2 further bedrooms both (14m²) with ceiling fans. These rooms have a small wash room with hand basin and bidet. The final bedroom (10m²) also has a ceiling fan. On this floor there is also a family bathroom with bath, large shower and hand basin, and a separate toilet.

Outside

A peaceful garden where the wildlife comes to play, is mainly laid to grass with mature bedding plants and trees, including magnolia, silk tree and mimosa. The pool is chlorine with a paved terrace all around. There is a covered terrace which is partially enclosed overlooking the river, here is a BBQ and sink for that...