



## Detached mill house to renovate + 2 bed cottage; hangers & just under 3 acres of land,

86320, Persac, Vienne, Nouvelle-Aquitaine

\* Available \* 5 Beds \* 3 Baths

Detached mill house to renovate + 2 bed cottage; hangers & just under 3 acres of land

# €249,995

Ref: BVI65589

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**French Entrée** 



## Property Description

This former Mill owner's house with an annexe and land is situated in a quiet hamlet yet only ten minutes from Lussac-le-Chateau with all commences, school and rail connection to Poitiers/Limoges.

The main house comprises on the ground floor a large kitchen/dining room, snug/sitting room, hall, wc, shower and laundry room.

On the first floor there are three spacious bedrooms, two of which are en-suite and sealed access to 4th bedroom. Above this is a large unconverted attic accessed from outside which could be converted to form additional living accommodation (subject to necessary permissions).

Adjoining the house is a two bedroom annexe with sitting room, hall, kitchen and shower room. This is currently let as a gite but could easily be reincorporated into the main residence if so desired.

A pretty courtyard garden and terrace with an above ground pool is located at the rear of the property whilst the land is accessed by steps to the front of the property. There is vehicular access from the nearby lane. A separate area of land runs along side the river Vienne from which small craft could be launched.

There is ample parking at the front of the property.

There are two large hangars which could serve many uses plus a static caravan and former kennels. This unique property and whilst needing some renovation, offers many possibilities both commercial and residential.

Price including agency fees : €249 995

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Buyer commission included: 7%



