



BY PETER ELIAS

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property



A Home In France



Only too often are superlatives used to describe properties for sale, when in reality they may be very nice houses, perhaps having something unusual about them. This property, or more correctly, small estate is truly worthy of many superlatives, being easily the best property that I have encountered during the time that I have worked in Estate Agency in France.

The small riverside Estate made up of a Principal Residence, Water Mill, Maison de Gardien, Maison d'Amis, Summer House plus an Office, and other outbuildings in a magnificent natural setting of approximately 4 hectares.

The properties have been restored to the very highest specification without regard to cost, using top quality and authentic materials. The estate has access to a navigable stretch of the River Gartempe, acknowledged for its trout and carp fishing, flora and fauna. Several small islands are included in the sale and the property enjoys fabulous view of a natural waterfall in the river.

The property could be used for many purposes, either as an idyllic retreat with superb guest's accommodation for friends and family, or alternatively as a luxury letting business offering exceptional vacations in landscaped surroundings. The property is very easily accessed via Poitiers with excellent links via air (Ryanair), rail (TGV), and road (A10 autoroute).

Comparing what would be available locally gives you an idea of the exceptional value for money this property is at just over a 1,5M €. Situated just under an hour from the city of Poitiers, this property has to be seen to be believed.

The mill house still has the original working mechanism plus an attractive external water wheel. The course of the river creates natural islands, which change with the water levels. Price 1,590,000 €.

For further details contact Peter Elias (Agent Commercial),



Allez-Français either by
E-MAIL allez-francais@wanadoo.fr
OR TEL 00 33 549 27 01