



€326000 - Verteuil-Sur-Charente. Charming Old Water Mill For Sale in an Idyllic Setting



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 366,793.15

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Verteuil-sur-Charente
Veröffentlicht:	18.03.2025

Beschreibung:

Former flour mill full of character located in the magnificent village of Verteuil-sur-Charente. Nestling in an idyllic waterside setting, this property offers a peaceful and authentic environment. With its four spacious bedrooms, exposed beams and period features, it combines charm with potential. With its light and uninterrupted views over the Charente, it represents a rare opportunity for lovers of history and nature. A bit of refurbishment work will reveal its full potential. The property also benefits from mains drainage.

Ground floor

- Kitchen (15m2): tiled floor, cooker, fireplace
- Dining room (28m2): tiled floor
- Study / Reception Room (17m2): flagstone floor



-Summer kitchen (25m²): concrete, fireplace, beams, views over the Charente river and waterfall

First floor

-Landing (10m²): wooden floor, log burner

-Bedroom (19m²): wooden floor

-Bedroom (18.5m²): wooden floor

-Bedroom (17m²): wooden floor

-Shower room (5m²): wooden floor, shower, washbasin, WC, bidet

Grain mill part (for tanning)

Ground floor

-Turbine in 1912

-WC connected to mains drainage

First floor of Mill

-Room / Bedroom 4 (25m²): wooden floor, can be connected to the shower room

2nd Floor of Mill

-Attic (78m²): wooden floor, access to the house

-Attic (60m²): wooden floor

Outside

-Enclosed garden opposite



- Henhouse
- Pigsty with attic (140m2)
- Well
- Attached barn (100m2) with workshop upstairs (40m2)
- Hangar (75m2) with room to park 4 cars in the shade
- Stone terrace overlooking the Charente
- All on a total plot of 2138m2

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m ² :	129 m ²
Grundstücksgröße:	2.138 m ²

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	2
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Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://www.youtube.com/embed/fmH4qHZW2u0
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Kontaktinformation

IMLIX ID:	IX6.726.042
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IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

