



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



Information de l'agent

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Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 372,026.41

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Verteuil-sur-Charente
Soumis:	18/03/2025

Description:

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

Commun

Chambres:	4
Salle de bains:	1
Pied carré fini:	129 m ²
Dimesions du lot:	2.138 m ²

Room details

Total rooms:	6
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Building details

Nombre de pieds carrés:	2
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Lease terms

Date Available:

Information additionnelle

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX6.726.042
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IMLIX

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<https://www.imlix.com/fr/>

