



€290200 - Verteuil-Sur-Charente. Charming Old Water Mill For Sale in an Idyllic Setting



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 339,061.49

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Verteuil-sur-Charente
Geplaatst:	18-03-2025
Omschrijving:	

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



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- 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

Algemeen

Slaapkamers:	4
Badkamers:	1
Afgewerkte vierkante meter:	129 m ²
Lot Afmeting:	2.138 m ²

Room details

Total rooms:	6
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Building details

Aantal verdiepingen:	2
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Lease terms

Date Available:

Additionele informatie

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/nl/>

