



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 391,318.7

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Aixe-sur-Vienne
Geplaatst:	07-11-2025

### Omschrijving:

Dating back to 1870, this restored former mill blends historic character with modern contemporary comfort. Set on the outskirts of Aixe-sur-Vienne, just minutes from shops, the railway station and with easy access to Limoges city, this unique property offers an exceptional riverside lifestyle. The main house features: Three spacious bedrooms and two modern bathrooms. A stylish kitchen opening into light-filled living spaces Two lounge areas, one boasting river views and underfloor heating for year-round comfort The renovation has been carried out with great taste, preserving the charm of the original stone mill while incorporating modern conveniences such as a heat pump for efficient heating and air-conditioning in key areas. Beneath the main house, a large garage and workshop provide ample space for vehicles, hobbies or storage. The guest annexe offers a self-contained space with its bedroom, bathroom and kitchen-diner – perfect for visiting family or as a holiday let generating extra income. Outside, the property enjoys a garden with direct river frontage and two terraces, ideal for relaxing by the water or entertaining outdoors. A rare opportunity to own a piece of history in a convenient and picturesque location. Price including agency fees: 339 200 € Price excluding agency fees: 320 000 € Buyer commission, tax included: 6%

### Algemeen

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	268 m <sup>2</sup>
Lot Afmeting:	812 m <sup>2</sup>

### Building details



Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/MLSM-T10819/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10819/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

bvi81675

