



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



### Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	USD 339,061.49

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Verteuil-sur-Charente
Posted:	Mar 18, 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 (10m<sup>2</sup>): wooden floor, log burner
- Bedroom (19m<sup>2</sup>): wooden floor
- Bedroom (18.5m<sup>2</sup>): wooden floor
- Bedroom (17m<sup>2</sup>): wooden floor
- Shower room (5m<sup>2</sup>): 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 (25m<sup>2</sup>): wooden floor, can be connected to the shower room

-----

### 2nd Floor of Mill

- Attic (78m<sup>2</sup>): wooden floor, access to the house
- Attic (60m<sup>2</sup>): 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](http://www.georisques.gouv.fr)

## Common

Bedrooms:	4
Bathrooms:	1
Finished sq. ft.:	129 sq m
Lot Size:	2.138 sq m

## Room details

Total rooms:	6
--------------	---

## Building details

Number of Floors:	2
-------------------	---

## Lease terms

Date Available:

## Additional information

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
-------------------	---

## Contact information

IMLIX ID:	IX6.726.042
-----------	-------------



# IMLIX

**IMLIX Real Estate Marketplace**

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

---

