



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



### Informações do Revendedor

Name:	Christophe GUAY
Nome da	Agence TIC Ruffec
Empresa:	
País:	França
Experience	1985
since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 339,061.49

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Verteuil-sur-Charente
Adicionado:	18/03/2025

#### Informação adicional:

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.

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#### Ground floor

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



-Summer kitchen (25m<sup>2</sup>): concrete, fireplace, beams, views over the Charente river and waterfall

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## 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

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## Grain mill part (for tanning)

### Ground floor

-Turbine in 1912

-WC connected to mains drainage

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### First floor of Mill

-Room / Bedroom 4 (25m<sup>2</sup>): wooden floor, can be connected to the shower room

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### 2nd Floor of Mill

-Attic (78m<sup>2</sup>): wooden floor, access to the house

-Attic (60m<sup>2</sup>): wooden floor

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### 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

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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)

## Comum

Quartos de dormir:	4
Banheiro:	1
Pés quadrados acabados:	129 m <sup>2</sup>
Tamanho do lote:	2.138 m <sup>2</sup>

## Room details

Total rooms:	6
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## Building details

Número de pisos:	2
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## Lease terms

Date Available:

## Informação adicional

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

IMLIX ID:	IX6.726.042
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# IMLIX

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

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