



## Renovated Flour Mill, Ideally Located in a Peaceful Setting On The River Charente - €315,750



### 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 368,969.25

### Localização

Country:	França
CEP:	86400
Adicionado:	03/08/2025

#### Informação adicional:

This former flour mill has been completely renovated by skilled local artisans, including the roof, drainage system, electrical wiring, windows and doors, fully fitted kitchen, plumbing, and more. The property offers three bedrooms, including one on the ground floor with its own private en-suite bathroom. Set on its own island, in a haven of peace and nature, the Charente River flows alongside, providing registered water rights and historic recognition on the Cassini map. The millrace still exists, though the original wheel is no longer present. The setting is tranquil and picturesque, with a total land area of 4,751 m<sup>2</sup> (just over an acre). This is a high-quality renovation in a truly beautiful and rare location. The house is heated by two efficient wood-burning stoves, but an electric heating circuit (including points) is already installed ☑ you only need to add radiators if desired. And the "Icing On The Cake": the mill can be sold fully furnished!

#### Ground Floor:

☑ Entrance / Living Room ☑ 17.09 m<sup>2</sup> Travertine tiles, wood-burning stove ☑ Fitted Kitchen / Dining Room ☑ 35.55 m<sup>2</sup> Travertine tiles, stunning glass-fronted pyramid wood stove, exposed beams and stone walls ☑ Master Bedroom ☑ 14.09 m<sup>2</sup> Travertine tiles, two windows and door opening onto the terrace ☑ En-suite Bathroom (Master) ☑ 6.38 m<sup>2</sup> Travertine tiles, walk-in shower, WC, sink, towel heater, ventilation ☑ Utility Room ☑ 7.09 m<sup>2</sup> Travertine tiles, exposed beams

#### First Floor (Sound-insulated floors):

☑ Mezzanine / Office Space ☑ 19.01 m<sup>2</sup> Laminate flooring, remote-controlled Velux skylight with blind ☑



Bedroom 2 ☐ 14.74 m2 Laminate flooring☐ Bedroom 3 ☐ 12.4 m2 Laminate flooring☐ Bathroom ☐ 3.21 m2 Travertine tiles (sealed floor), walk-in shower, sink, skylight, towel heater☐ WC ☐ 1.72 m2

Travertine tiles, ventilation

Additional Features:☐ Insulated attic with blown-in glass wool, two hot water tanks

Outdoors:

☐ Carport for two vehicles and a wooden shed☐ Gardens located around the mill's islands, with outdoor lamps☐ The mill race is present, but the original wheel and mechanism are not.☐ Exceptional location along the banks of the Charente River, with a covered terrace, water and electricity available on site.

Photos and video will tell the full story.

## Comum

Quartos de dormir: 3

Banheiro: 2

## Room details

Total rooms: 6

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.390.753

