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



Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 339,061.49

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Verteuil-sur-Charente
Yayınlandı:	18.03.2025

Açıklama:

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



- 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

Genel Bilgiler

Yatak odası:	4
Banyo:	1
Bitmiş metrekare:	129 m2
Arazi Büyüklüğü:	2.138 m2

Room details

Total rooms:	6
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Building details

Kat Sayısı:	2
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Lease terms

Date Available:

Ek Bilgiler

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX6.726.042
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