



## €529000 - Watermill In An Idyllic Setting



### Info Agente

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Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
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Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 529,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Champagne-Mouton
Publicado:	12/09/2024

### Descripción:

This superb stone mill is in an idyllic location, with extensive grounds of over 8 hectares and no close neighbours.

This haven of peace has uninterrupted views across its private grounds which include 450m of river frontage, a waterfall, a lake of around 2000m<sup>2</sup>, five springs, woodland, fields, an orchard, several kilometres of paths for nature walks, mature trees, shrubs, a variety of plants and flowers, and fruit trees. The land would be ideal for horses or other animals, and local amenities are only a short drive or bike ride away in Champagne-Mouton.

The property has recently been upgraded and has a new kitchen, entrance hall and shower room. It offers ground floor living, and in addition has a self-contained gite/apartment on the first floor, and an independent studio/gite, providing opportunities for rental income.

An attached barn has potential for conversion to further accommodation (with relevant planning permissions). Beneath the main house are 4 storage rooms where you will find the newly installed heat-pump. There is also a charming old bakery which can be used as an outdoor dining-area, currently used as a studio and work room, with a covered terrace..



Fibre internet is available and therefore ideal for remote working.

In detail the property comprises :-

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Main house

Ground floor :-

Entrance (18.5m<sup>2</sup>) Tiled floor, wc, cupboard (housing the electrics) and the staircase leading to the first floor

Newly fitted and equipped kitchen (20.5m<sup>2</sup>) Tiled floor. Integrated double oven/microwave. Plumbing for a washing-machine. From the kitchen there is a raised terrace with beautiful views.

Lounge/dining-room (32m<sup>2</sup>) Tiled floor and beams and a fireplace with a wood burner. French-windows at each end of the room, giving access to both the courtyard at the front and the garden at the rear

Bedroom (13.5m<sup>2</sup>) Tiled floor. French-windows onto the garden.

New shower room (6.5m<sup>2</sup>) Tiled floor. Italian shower, wc and handbasin

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First floor (independent gite)

Fitted and equipped kitchen/dining-room (26m<sup>2</sup>) Wooden floor. Integrated electric oven and hob.

Bedroom 1 (14m<sup>2</sup>) leading to bedroom 2 (17.5m<sup>2</sup>) with a handbasin

Bathroom (10m<sup>2</sup>) Tiled floor. Bath, bidet, wc and handbasin

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Studio :

Ground floor level.

Large living room (25m<sup>2</sup>) with potential for a corner kitchen

Bedroom (10.75m<sup>2</sup>)

Shower room (3m<sup>2</sup>) with a shower, handbasin and wc



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Outside :

Extensive grounds as detailed above.

Old bakery (27.3m<sup>2</sup>) with flagstone flooring and the old bread oven (not in working order).

Barn (around 80m<sup>2</sup>) accessed from the house and also from the studio.

Basement with 4 rooms including one with the central heating boiler, and smaller outbuildings for storage

Covered terrace by the old bakery.

Orchard with several fruit trees including cherry, apple, plum, fig and apricots.

This charming property will not fail to impress and a viewing is highly recommended.

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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)

### **Común**

Dormitorios:	4
Baños:	3
Pies cuadrados terminados:	199 m <sup>2</sup>
Tamaño del lote:	86.916 m <sup>2</sup>

### **Room details**

Total rooms:	8
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### **Utility details**

Heating:	Sí
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### **Building details**

Número de plantas:	2
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.071.160
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