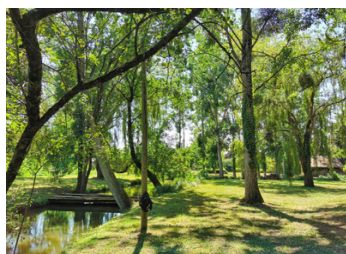


Charming 3-Bedroom Water Mill in the Heart of the Loire Valley, between St Aignan sur Cher and Montrichard, 41



INFORMATION

Town:	Montrichard Val de Cher
Department:	Loir-et-Cher
Bed:	3
Bath:	2
Floor:	271 m2
Plot Size:	19400 m2



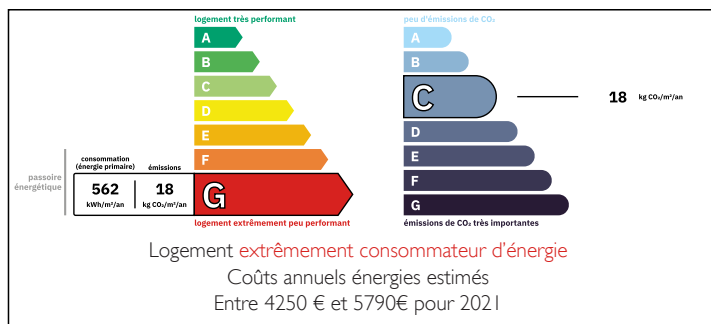
IN BRIEF

Nestled in the picturesque village of Monthou-sur-Cher, this beautiful water mill features three spacious bedrooms. The property sits peacefully between the vibrant towns of Saint-Aignan-sur-Cher and Montrichard, each just 10 km away and offering train stations, supermarkets, shops, bars, and restaurants.

Monthou-sur-Cher itself is a delightful village with a local grocery shop, fresh daily bread, a post office counter, a scenic park, and a tranquil fishing lake—perfect for enjoying the relaxed rhythm of French country life.

The city of Tours, with TGV links and an international airport serviced by Ryanair, is just 52 km away, making the property easily accessible for both local and international visitors.

ENERGY - DPE



Whether you're looking for a charming primary

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located in one of the most sought-after areas of the Loire Valley, this home is ideally positioned for exploring the region's famous châteaux, vineyards, and the renowned Beauval Zoo.

This beautiful water mill needs someone to restore it and breathe new life into it!

The character and space is already there, and it would be a great project to create a wonderful property. The property has the right to produce electricity.

On the ground floor there is a living room (26m²) with a fireplace and wood burner. The kitchen (7m²) is open to the living room. It is functional but needs updating. The other side of the hallway is the machinery room (43m²) with an annexe (9m²) to the rear. The machines are in wonderful condition and the wheel is still attached, but would need restoring to work.

On the first floor, leading off the corridor, is a shower room with W.C. There are three bedrooms (18m², 13m² and 27m²), one with a private bathroom. The rooms need of updating, but have plenty of space and great views from the windows.

On the second floor is a large open room 90m² and is a blank canvass for someone to create their living space.

The exterior has wonderful flat grounds with streams running through them. The wheelhouse still houses the wheel. There is an open field to the rear of the mill which would be perfect for animals. There are various outbuildings, including two garages and a workshop.

Strong points...

LOCAL TAXES

Taxe foncière: 1326 EUR

Taxe habitation: EUR

NOTES