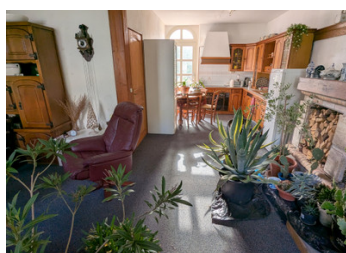
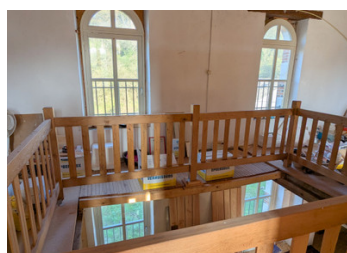


Magnificent watermill spanning four floors, on the outskirts of large village with amenities.



INFORMATION

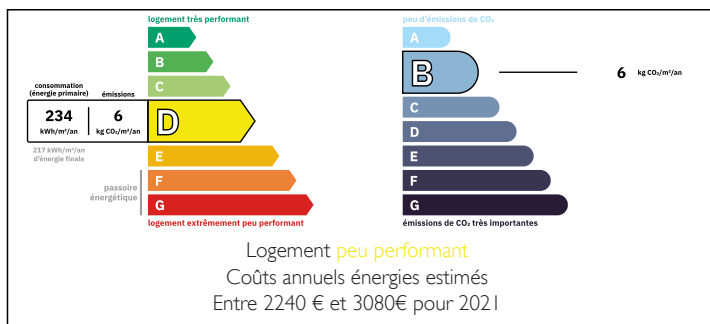
Town:	Le Châtelet
Department:	Cher
Bed:	4
Bath:	2
Floor:	298 m2
Plot Size:	7299 m2



IN BRIEF

This amazing mill, which once milled flour, is now a beautiful home. On the ground floor there is a 75m2 dual-aspect kitchen/living/dining room with high ceilings, lovely windows that let in the light, and a cosy woodburner. Doors lead out to a 66m2 balcony/terrace overlooking wonderful open views at the back. At the other end of this ground floor, there is a self-contained apartment. Upstairs are 3 bedrooms (one with dressing room), a glorious bathroom with shower, and a large landing/office. The top level and basement are waiting to be developed, and offer 215m2 of potential further living space.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1196 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Outside there is a 200m² barn with excellent ceiling height, and a separate garage. Pretty front gardens and a terrace welcome you at the front, and the back is lawned and surrounded by mature trees. There is a considerable covered sitting or storage area beneath the balcony.

This is a rare opportunity to acquire a vast, characterful and historical property, with renovated living spaces ready to move into, and still room to make your mark. It lends itself perfectly to B&B, apartments, or other touristic projects in this delightful and cultural part of central France, known for its wine, châteaux, authors, artists and musicians.

Le Châtelet is an attractive village with everything you could wish for. It has a supermarket, café/bar, tea room, boulangerie, hairdressers, florist, bank, post office, schools, medical services, pharmacy and a notaire, to name a few! Further services can be found in La Châtre and Saint-Amand-Montrond (both 25 minutes away). Le Châtelet is also famous for its pottery, and has a museum and workshops. The outstanding priory garden of Le Prieuré d'Orsan, often described as the most beautiful in France, is only 7 minutes up the road.

Please ask for more information and photos.

Property measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>