

Character 17th century water mill and gîte near Vernantes and Mouliherne.



INFORMATION

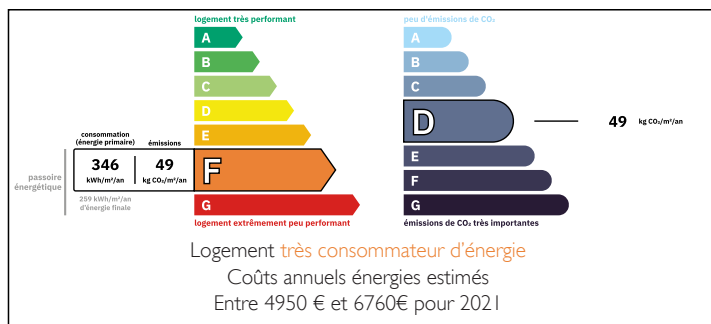
Town:	Vernantes
Department:	Maine-et-Loire
Bed:	8
Bath:	3
Floor:	427 m2
Plot Size:	7729 m2

IN BRIEF

Just 20 minutes from Saumur, nestled in a bucolic location, this 5-bedroom water mill and 3-bedroom gîte with heated swimming pool, offering a unique blend of history and character, and is perfect if you are looking for a home in peaceful and tranquil surroundings. Although there has been a water mill on the site since the 12th century, the current mill dates from the 17th century and offers around 250m2 of living space. It has a wonderful terrace at the rear of the property with views over the river, fields and to the forest beyond. The former barn was renovated approximately 15 years ago using quality materials like oak and stone flooring, to create a stunning, bright gîte offering 180m2 of living space. It has been cleverly designed with two staircases to allow separate bedroom access, useful for...



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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: 2064 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

At the end of a forest track, in a clearing, you arrive at the property.

The water mill (247m²)

You enter directly into the double height living room (73.5m²) where there is a bar with some of the old mill workings, a central fireplace and separate wood burning stove. A door from this room leads out to the terrace. Continuing through to the left, is the fitted kitchen (18.5m²) with window to the side and door out to the terrace. To the right of the living room, off a corridor (5.5m²) which is over the millstream, is a bathroom (8m²) with bath, sink and WC. At the end of the corridor is a bedroom (17.5m²) with fitted wardrobes. Off this bedroom is a sitting room (32m²) with fireplace and door to the front of the property. A staircase from this room leads to a landing (1m²) and bedroom (22m²) which has access to an outside staircase and fitted cupboards. Up a couple of steps, off a hall (2m²), is a shower room (4m²) with shower and sink, separate WC (3m²) and another bedroom (25m²). Back in the living room, a staircase leads up to a gallery (7m²) where there are two further interconnecting bedrooms (27m² and 18m²).

The gîte (180m²)

Entering directly into the utility room (20m²), to your left, is the open-plan kitchen/dining room (55m²) which opens to the double height living room (37.5m²) and WC (2m²). Doors from the living room lead out to the front of...