

Authentic watermill with stone house, outbuildings, and 15,362 m of land

EXCLUSIVE



INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	15362 m2

IN BRIEF

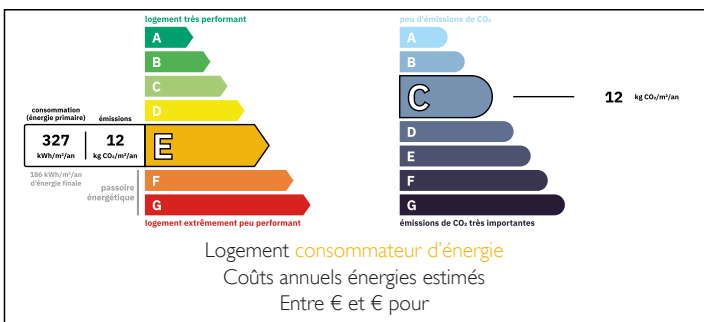
A dream project in a charming and enchanting countryside setting, by a small river.

This rare property complex comprises a watermill in need of renovation, a traditional Charentaise house ready to move into, two large barns/stables, and a bread oven.

The surroundings are simply magical, set within 15,362 m² (approximately 3.8 acres) of gardens and meadows, offering a peaceful and preserved natural environment.

This exceptional property lends itself to numerous personal or professional projects: eco-retreat, wedding venue, restaurant business, tourism venture, holiday cottages, bed and breakfast, or equestrian activity.

ENERGY - DPE



A unique opportunity to bring an ambitious project

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

Nestled in the Charente countryside, just minutes from a small town with all amenities and a SNCF train station, this unique property sits on the banks of a charming river.

The impressive watermill, approximately 168 m² and arranged over three levels, stands elegantly above the water. It was once dedicated to the production of walnut oil and walnut flour. The original wheels and other period features remain in place, offering authentic character and tremendous renovation potential to create exhibition spaces, a restaurant, holiday cottages, or guest rooms.

The main house, located opposite the mill, has been renovated and is ready to move into, with only a few finishing touches required.

The entrance hall of approximately 10 m², with its contemporary flooring, welcomes you into a bright and inviting home.

To the right, a 22 m² living room featuring a fireplace with a large wood-burning stove, exposed stone walls, and two large windows.

To the left, a beautiful modern kitchen, fully fitted and equipped.

To the rear, a practical utility/laundry room remains to be completed.

LOCAL TAXES

Taxe habitation:

EUR

NOTES

An original staircase leads to the first floor, where you will find three attractive bedrooms, each enjoying views over the countryside, as well as a recently installed shower room with walk-in shower, double vanity unit, and heated towel rail.

Recent works include: a light-enhancing aluminium front door, PVC double-glazed windows, updated electrical system, roof insulation redone, and a new drainage system.

The outbuildings are arranged around the courtyard. Attached to the mill is a large barn/stable of approximately 200...