

Exceptional Mill with exclusive water rights, and turbine in place. Mostly modernised, Isolated location

EXCLUSIVE



## INFORMATION

Town:	Genouillac
Department:	Creuse
Bed:	0
Bath:	0
Floor:	170 m2
Plot Size:	54437 m2

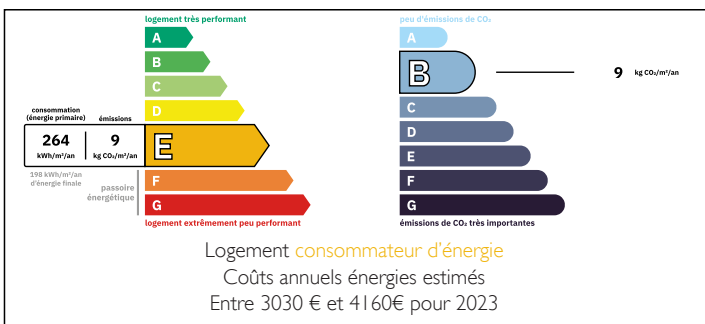


## IN BRIEF

Located close to the vibrant village of Genouillac, with local commerces, junior school, creche and doctors surgery, this large property has continuous water rights since Napoleonic times.

The larger towns of Guéret and La Châtre are around 25kms away and the smaller market towns, of Aigurande and Bousac, offer quaint farmers markets every week.

## ENERGY - DPE



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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.



## DESCRIPTION

Originally a flour mill, this exceptional property was in the same family for numerous generations. Mid 20th Century, the mill was converted to a hydro-turbine and has been generating its own electricity ever since. It now also makes its own under floor heating.

On the ground floor, the original mill house, has a kitchen, a lounge or bedroom, an office room, and under the mill side of the house, a shower room and WC.

Upstairs is the newer kitchen which makes the most of the original mill features and has a laundry area to the rear, A lounge also has some of the flour mill workings as an unusual feature, and there are three bedrooms, one of an exceptional size, and a modern bathroom.

Above the lounge, a separate room has been fitted out again using some of the mill features and to the other side of the property, a large attic space currently used as a library and for storage.

Outside are various outbuildings, barns and storage areas and the turbine room.

The mill has 100% total water rights. The mill water is a spur off the main stream via a weir which runs totally over the land of the mill and rejoins the main stream at the bottom of the mill land around 100m from the turbine.

supply sufficient electricity to run what was once the flour mill and supplies the house. Although all the interiors/machinery of the flour making process is in place, the flour...

## LOCAL TAXES

**Taxe habitation: EUR**

## NOTES