

Mill with water rights and a renovated house. 5 bedrooms. Land and meadow. Outbuildings. Suitable for horses.

EXCLUSIVE



INFORMATION

Town:	Saint-Claud
Department:	Charente
Bed:	5
Bath:	2
Floor:	196 m2
Plot Size:	27041 m2

IN BRIEF

A rare and unspoilt riverside retreat, offering absolute tranquillity and privacy in a truly exceptional natural setting.

Gently lulled by the soothing sound of flowing water, the property enjoys a bucolic environment with no neighbours and no overlooking, making it a haven of peace.

The main house is both comfortable and energy-efficient, featuring five bedrooms, two bathrooms, and bright, welcoming living spaces.

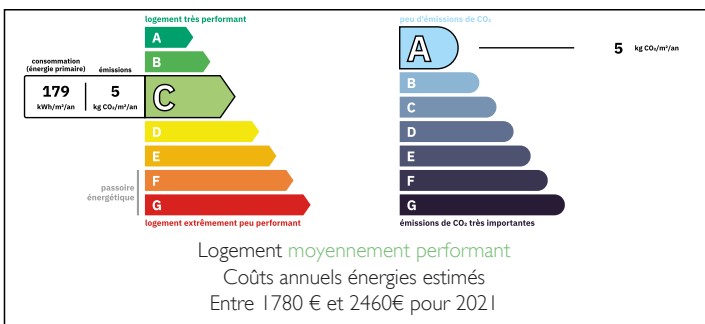
The property benefits from a high level of autonomy: water is supplied by an artesian well, while the mill itself generates electricity for the house — a rare and valuable feature.

The former flour mill could easily be restored to working order, and the outbuildings offer significant potential for personal projects or commercial use.

A timeless setting that will appeal to nature lovers, anglers, and horse enthusiasts alike.

Less than 2 km from local amenities, 40 km from

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.



DESCRIPTION

This property comprises :

*MAIN HOUSE

Ground floor

Entrance hall: 5 sqm

Open plan kitchen with dining area: 20 sqm

Living room / dining room: 31 sqm

Utility room: 4.8 sqm

Study / Bedroom 1: 12.3 sqm

Shower room: 6.2 sqm

WC

First floor

Open living area: 38 sqm

Shower room: 3.7 sqm

4 bedrooms: 11, 14, 12 and 12 sqm

WC

LOCAL TAXES

Taxe habitation:

EUR

*MILL within the OUTBUILDINGS, with water rights

*2 GARAGES and 2 WORKSHOPS

*LAND including woodland and meadow

*ARTESIAN WELL on the plot

*Water rights

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

NOTES