LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



HISTORIC FRENCH MILL WITH CENTRAL RESIDENCE, TWO SELF-CONTAINED GÎTES & OVER 2 HECTARES OF LAND

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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HISTORIC FRENCH MILL WITH CENTRAL RESIDENCE, TWO SELF-CONTAINED GÎTES & OVER 2 HECTARES OF LAND...





PROPERTY FACT FILE

REFERENCE	A42128LAD87
PRICE	€ 535,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (514 423 EUR hors honoraires)
BEDROOM	7
BATHROOM	6
ACCOMMODATION	355 m²
LAND	22000 m²
TOWN	Château-Chervix
DEPARTMENT	
LOCATION	Hamlet property
TYPE	
CONDITION	Habitable, Good condition
FEATURES	Private drainage, Garage, Barns - outbuildings

*Price based on current exchange rate which is subject to change





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- Renovated historic French watermill with charm
- Central residence + two self-contained gîtes
- Over 2 hectares of private land with river
- Ideal B&B or gîte business opportunity
- Close to shops, Saint Yrieix & Limoges

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Stunning renovated French watermill with breathtaking views, over 2 hectares of private land, including river, woodland, and gardens. The property comprises a central residence with 2 bedrooms (one ensuite + an additional 15m² bedroom with ensuite) and two self-contained gîtes, each with its own kitchen, living area, and bedrooms, currently



DESCRIPTION

This exceptional renovated French watermill offers breathtaking views over its own private land and combines charm, comfort, and business potential. Perfectly suited for family living, holiday rentals, or a B&B business, the property comprises a central residence and two fully independent self-contained gîtes, each with its own kitchen, living area, and bedrooms. The estate blends original features—stone walls, exposed beams, high ceilings—with modern comforts.



Property Highlights:

Total Living Space: 350m² of stylish interiors with oak floors, beams, and characterful stone walls.

Bedrooms & Bathrooms: 5 spacious bedrooms with ensuite bathrooms, plus additional versatile rooms for office, studio, or yoga.

Heating & Comfort: Fully insulated, double-glazed windows, gas central heating, and 2 woodburners.

Central Residence:

Open plan living 53m² with oak floors, exposed beams, stone wall features, woodburner, and fully equipped kitchen.

Two bedrooms, including one with ensuite shower room.

Additional bedroom 15m² with ensuite shower room.

Spacious, bright living areas overlooking the gardens and river.

Self-Contained Gîtes / B&B:

Two independent homes, each with its own kitchen, living areas, and bedrooms.

Main gîte/B&B: 55m² open plan living/dining, fully equipped kitchen, and upstairs two bedrooms with ensuite bathrooms.



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42128LAD87

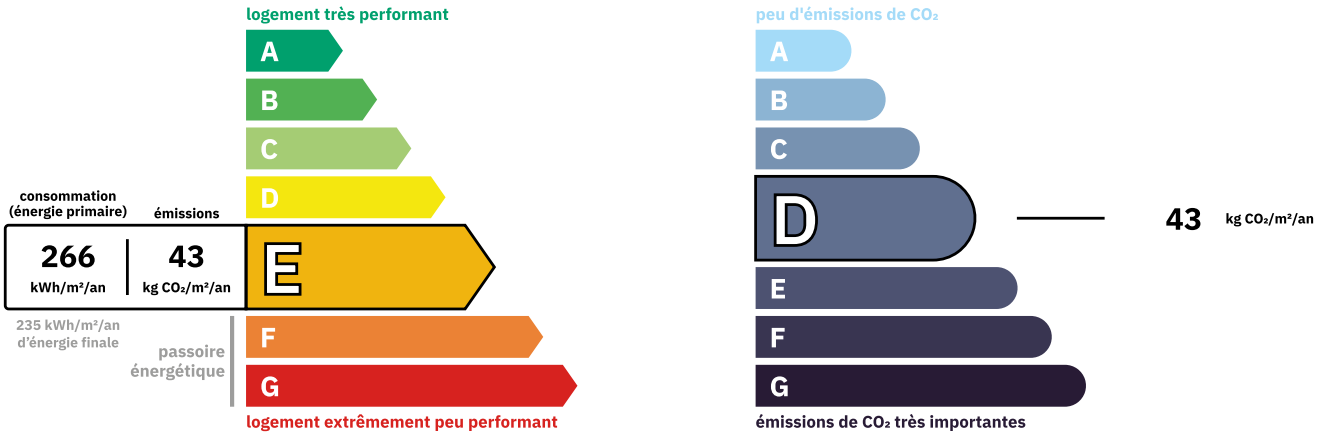
COMPLETE FILE AND PHOTO ON REQUEST

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

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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 8174 € and 11061€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A42128LAD87
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