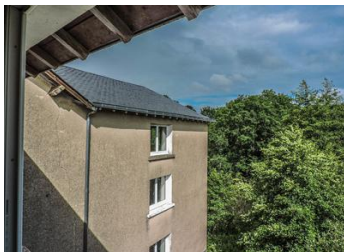


Watermill on three floors + its basement /machine room located in the commune of Charroux for a residential and/or professional project with its three large reception rooms...



INFORMATION

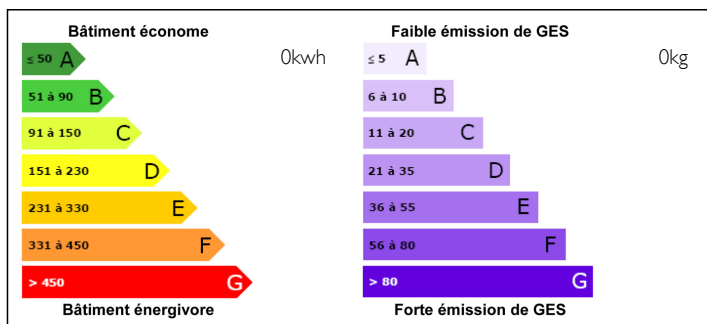
Town:	CHARROUX
Department:	Vienne
Bed:	0
Bath:	0
Floor:	558 m2
Plot Size:	4363 m2



IN BRIEF

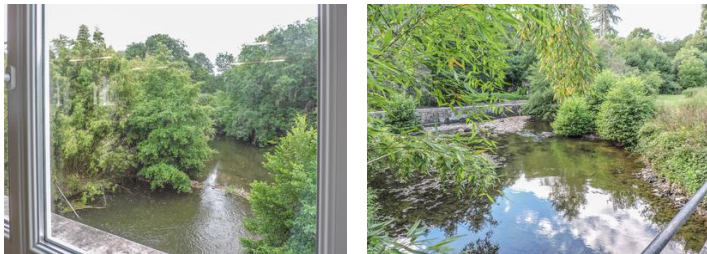
The watermill has been largely renovated, slate roof in superb condition, it has no less than 50 double-glazed doors and windows. The outside walls have been insulated with 26cm glass wool. Three-phase electricity with one board per floor. Sanitary installation in accordance with standards / controller in August 2020

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

The watermill is L-shaped and is composed as follows:

* GROUND FLOOR

- Entrance hall: 22 m² with access to the basement
- Reception room: 68 m².
- Kitchen area: 22 m².

Right aisle:

- Shed: 42 sqm
- Sanitary facilities: 8 m² with 2 toilets

* FIRST FLOOR

- Landing : 17 m².
- Reception room: 68 m².
- Room : 20 m² (215 sq ft)
- Kitchen : 12 m² (12 sqm)
- Bathroom: 5.5 m².
- Sanitary facilities: 1.50m².

Right aisle : Apartment of about 54 m².

- Landing: 4 m².
- Bathroom: 8 m² with toilet
- Living room: 27 m² with a wood stove
- Bedroom: 9 m².
- Shed: 6 m².

* SECOND FLOOR

- Landing : 17 m².
- Reception room: 68 m².
- Room : 20 m² (215 sq ft)
- Kitchen : 12 m² (12 sqm)
- Bathroom: 5.5 m².
- Sanitary facilities: 1.50 m².

Right aisle: Apartment of about 54 m².

- Service area: 8 m².
- Living room/kitchen: 27 m².
- Bedroom: 9 m².
- Bathroom: 6 m².

*BASEMENT / ENGINE ROOM

- Room : 58 m²

LOCAL TAXES

Taxe foncière: **400 EUR**

Taxe habitation: **400 EUR**

NOTES