LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41291TEL16 Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

Building for renovation, former ancient mill, riverside terrain and an isle on Vienne river near Confolens

EXCLUSIVE















INFORMATION

Town:	Lessac
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Ancient mill for renovation with a private island - a potential for building up to 9 bedroom riverfront residence on Vienne river, only 6km from historic town of Confolens, with its elementary, middle and high schools, hospital, pharmacies, restaurants, cafes, cinema, markets and all amenities; 68.4 km from the nearest train station in Angouleme, 77 km from Poitiers TGV, 55.6 km from Limoges airport.

ENERGY - DPE

DPE not required.

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.

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NOTES

DESCRIPTION

he 16th century mill was used up until the 20th century, with later additions to the original 16th Century mill house with race leading from a weir/barrage on a branch of the picturesque river Vienne. It is derelict but still retains the original mill works and is in an exquisite spot nestled in a tiny quiet hamlet of a handful of residences. The land on which it stands embraces the river and weir frontage with a small island which stands in front of the Ile St Madeline and views beyond to the 12th Century Chateau de St Germain de Confolens.

The large building of the mill combines one part on two levels and a second part on three levels. It is this idyllic position that lends itself to the potential development of an outstanding and individual property (subject to the usual consents) and the current owners had drafted plans for a 9 bedroom residence including two potential separate annexed rental properties.

The property is only 6km from historic town of Confolens, with its elementary, middle and high schools, hospital, pharmacies, restaurants, cafes, cinema, markets and all amenities; 68.4 km from the nearest train station in Angouleme, 77 km from Poitiers TGV, 55.6 km from Limoges airport. The area offers endless choices of relaxing walking and biking trails, fishing from the doorsteps of your home or from your private island, and other opportunities to enjoy the pristine beautiful nature.

It is now for sale to a buyer who appreciates the fabulous setting and the potential for development of an unique home and/or business. Properties such as this rarely come to the market and don't last long. Contact the agent to make an arrangement for a viewing.

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