

Historic French Mill with Central Residence, Two Self-Contained Gîtes & Over 2 Hectares of Land



INFORMATION

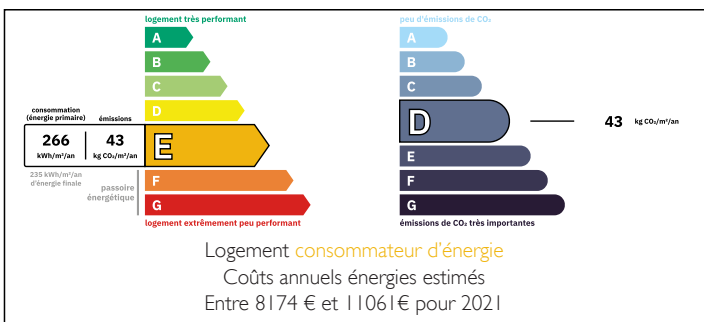
Town:	Château-Chervix
Department:	Haute-Vienne
Bed:	7
Bath:	6
Floor:	355 m ²
Plot Size:	22000 m ²



IN BRIEF

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 operated as gîtes/B&B. Total living space 350m² with oak floors, beams, stone walls, and modern comforts. Features include 2 woodburners, gas central heating, 200m² former watermill, stone barn & outbuilding, workshop, yoga studio, greenhouse, vegetable garden, and solar panels. Private yet just 10 mins from shops, 15 mins from Saint Yrieix la Perche, 25 mins from Limoges. Perfect for family living, gîte/B&B business, or rural retreat.

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 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.

LOCAL TAXES

Taxe foncière: **1781 EUR**

NOTES