LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45021PBE17 Price: 56 000 EUR

agency fees to be paid by the seller

Authentic Windmill in Charente Maritime! Off-grid living, nature and stunning views















INFORMATION

Town:	Néré
Department:	Charente-Maritime
Bed:	2
Bath:	0
Floor:	40 m2
Plot Size:	1005 m2

IN BRIEF

Authentic windmill for sale in France, surrounded by nature with no close neighbours.

The windmill has 4 floors with approximately 10 m² per level, offering around 40 m² of space in total.

Ideal for those seeking peace, freedom and an off-grid lifestyle. Equipped with a solar panel and a forage (private water source), with beautiful open views and a true back-to-nature atmosphere.

There's no bathroom, no septic tank, no water meter and no electricity meter.
The property lies in an agricultural zone and is not constructible.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45021PBE17 Price: 56 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **214 EUR**

NOTES

DESCRIPTION

For sale: a unique and authentic windmill located in a peaceful natural setting in France. A special place for lovers of nature, simplicity and freedom: completely "back to nature" with beautiful open views and no nearby neighbours.

The windmill consists of 4 floors and of approximately 10 m² per floor, providing approximately 40 m² of usable space spread over four levels.

This unusual property is full of character and offers many possibilities for use as a holiday home or off-grid retreat.

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