

Old mill with living quarters, holiday cottage and outbuildings



INFORMATION

Town:	Saint-Vincent
Department:	Haute-Loire
Bed:	0
Bath:	0
Floor:	122 m2
Plot Size:	6888 m2



IN BRIEF

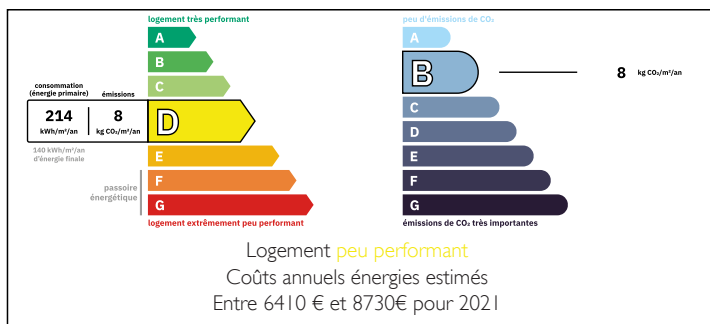
What if your next life project were by the water's edge?

Situated right on the banks of the Loire, this former 19th-century mill offers over 350 m² of living space on nearly 7,000 m² of land.

The property comprises a main house with a large living room and open-plan kitchen on the ground floor, as well as 2 to 4 bedrooms upstairs, a group gîte that can accommodate around fifteen people, and several outbuildings.

Currently in operation, the holiday cottage can be sold fully furnished. It features, in particular, a large living room, several bedrooms, a sauna and spa area, and a beautiful covered terrace overlooking the Loire.

ENERGY - DPE



A former sheepfold of approximately 110 m²

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.



LOCAL TAXES

Taxe foncière: 529 EUR

NOTES

DESCRIPTION

A mill, the River Loire and a project waiting to be imagined

What if your next life project were by the water's edge?

Situated right on the banks of the River Loire, this former 19th-century mill offers a rather rare living environment, but above all a property that presents a wealth of possibilities.

The property offers just over 350 m² of living space on nearly 7,000 m² of land, comprising a main house, a group gîte and several outbuildings.

The main house, consisting of a large living area and open-plan kitchen on the ground floor and 2 to 4 bedrooms upstairs, allows you to live on site whilst maintaining a clear separation from the tourist business.

The gîte, which is currently in operation and can be sold furnished, can accommodate around fifteen people. It features a large living area with an open-plan kitchen, several bedrooms, a sauna and spa area, and, above all, a magnificent covered terrace overlooking the Loire.

Outside, the grounds offer the perfect setting for family time, outdoor activities or simply enjoying the tranquility of the riverside.

A sheepfold of approximately 110 m² and several outbuildings complete the property and could be used for various extension projects.

This property therefore offers you the opportunity to change your lifestyle and develop a tourism business, or simply to enjoy a peaceful retreat with your family in an enchanting setting.

The best thing is to come and see it for yourself.