

Water mill 5-bed with gîte 4-bed, lake, peaceful surroundings, nr.Montrichard / Bléré, Loire Valley



INFORMATION

Town:	Montrichard
Department:	Loir-et-Cher
Bed:	9
Bath:	6
Floor:	358 m2
Plot Size:	98489 m2

IN BRIEF

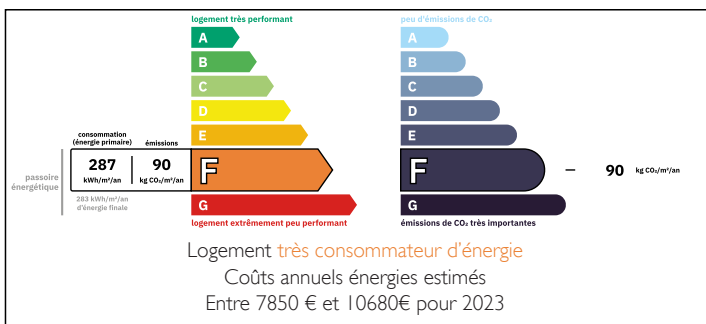
Between Bléré and Montrichard, beautiful water mill full of character and history in amazing surroundings with 2-hectare fishing lake and gîte.

Although private and secluded the property is just 1km and within walking distance of St Georges sur Cher. The village has everything you would require including restaurant, bar, shops, hairdressers, bank, post office, medical centre etc.

The bustling tourist destination of Montrichard is just at 6km - with supermarkets, shops, bars/restaurants, train station and riverside beach with swimming in the summer. The train station of Chenonceaux, with access to Tours is 5km away.

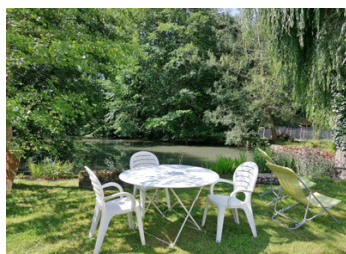
The city of Tours with TGV and airport serviced by Ryanair is just 36km from the moulin.

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

Between Montrichard and Bléré, sits this fantastic water mill in picturesque grounds with a private fishing lake. The main house has beautiful views from every window - whether it's overlooking the lake and well-tended lawns to the rear, or the pond and streams surrounded by plants, flowers and mature shrubs to the front of the property. The property is secluded, no neighbours at all and a paradise of calm....yet a short walk to the local village of St Georges sur Cher with all its amenities.

The water mill itself no longer has the wheel, but below a trap door in the floor the river continues to flow underneath and out to the lake. The open rooms on every floor of the moulin are steeped in history with all the old machines and many tools used for milling still there – an exceedingly rare find these days.

A small part of the moulin has been used to enlarge the living space of the main house – there is still plenty of potential and a vast amount of space on each floor available to create further living space / gîtes / hotel etc. if desired.

On the ground floor the main house has a corridor leading to a living room with a large open fireplace and plenty of character. The “jardin d'hiver” or conservatory sits just off the living room and has wonderful views across the lawn to the lake. A door leading off the living room takes us...

LOCAL TAXES

Taxe foncière: 3405 EUR

NOTES