

In the countryside: Former 5-6 bed Mill to finish renovating ready-to-go gîte+private stream on ± 15 acres

EXCLUSIVE



INFORMATION

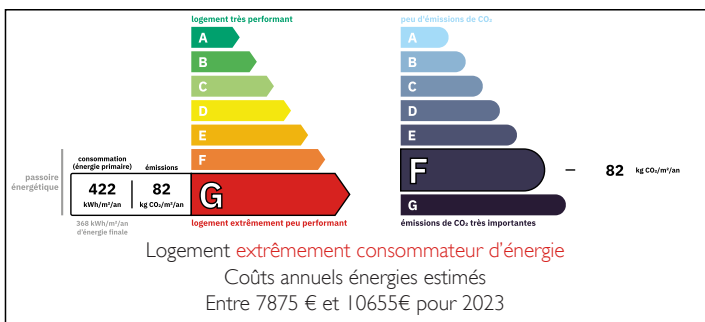
Town:	Chamberet
Department:	Corrèze
Bed:	6
Bath:	4
Floor:	200 m2
Plot Size:	58108 m2

IN BRIEF

Lovely spacious mill comprising on the ground floor: 2 garages, boiler room. Entrance on the other side: hall, fitted kitchen, three rooms, WC. 1st floor: master bedroom with ensuite, (2 bed) rooms. 2nd floor: 2 bedrooms, bathroom and WC, room. Attic: master bedroom with ensuite and 'office'. Attached is the gîte with on the ground floor: Workshop with shower room (shower, toilet) adjoining, the gîte is above: open-plan kitchen, two bedrooms, shower room (shower, washbasin and toilet) Untouched attic above. Land with river and pond.

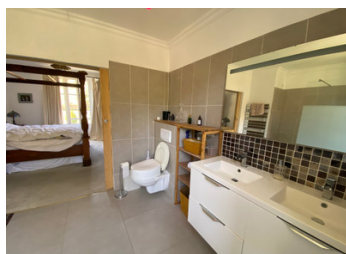


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 914 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This unique property offers space, peace and quiet. It is a former mill and the house. The house offers up to 4 bedrooms, the gîte in the actual mill offers another two bedrooms. The main entrance is at the back, on garden level. The interior has been renovated and both sides of the property (house and mill) are ready to move into and use. The exterior will need touch-ups: sanding and painting, maybe even restore the house to the natural stone building it once was. The front shows the two garages, which give of course access to the house, too

But there is more: Possible income! There is the cutest guesthouse or B&B attached to the house. The former mill has been transformed into a 2-bed self containing guesthouse or gîte. The garden around can be enjoyed without being in each others way. There is even above ground pool.

The nearest village is Chamberet at about 5 minutes by car. It offers the basic amenities - a boulangerie, bars and restaurants, a supermarket, a primary school, a bank and a post office but also a gardencenter/DIY, 2 garage-workshops from which one with a gas station and there is a clothes shop. Especially in summer the village is bursting with life, with all kinds of activities: a great market, a music festival, you can hire E-bikes and E-buggies to explore the area, there is a beautiful park with an extraordinary tree collection...And of course it's the doorway...