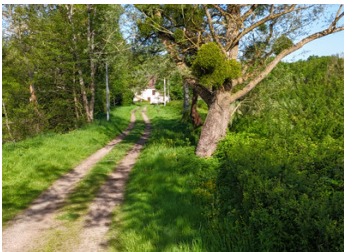


Stunning 16th century watermill in working order, bucolic setting, 5 bedrooms and outbuildings.

EXCLUSIVE



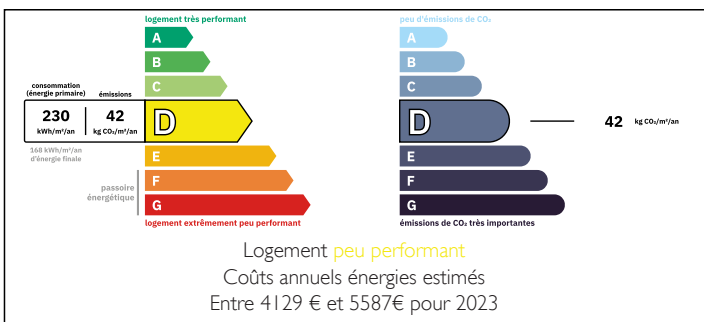
## INFORMATION

Town:	Montgivray
Department:	Indre
Bed:	5
Bath:	3
Floor:	258 m2
Plot Size:	2358 m2

## IN BRIEF

This astonishing watermill was built in 1549 and milled flour until 1955. It is featured on the ancient French Cassini Map, meaning that its water rights were conferred by the Crown before the French Revolution. The mill has no near neighbours and is reached by a long idyllic track, which famous novelist, George Sand, used to love strolling along, and which also forms part of the route of Santiago de Compostela.

## 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

As you enter the ground floor, the pristine "engine room" is breathtaking. Also on this floor is a separate dining room, lounge and kitchen. On the next two levels, the mechanics continue on the lefthand side of the house. To the right, 3 bedrooms, a child's bedroom and a bathroom are on the first floor, and a shower room and toilet are in the attic, along with sleeping space.

Outside, there is a large outbuilding with bread oven, games room, boiler room, workshop, cellar and woodshed on the ground floor, and a bedroom with bathroom and toilet on the first floor. Another smaller outbuilding is currently used for storage and was once a henhouse and pigsty.

This is a remarkably rare opportunity to acquire an ancient watermill with its machinery intact. It lends itself perfectly to any number of touristic projects in this delightful and cultural part of central France.

The furniture and contents of the property are to be negotiated separately.

Montgivray is a friendly and pretty village with a primary school, a community-owned château (once owned by George Sand's daughter), and a community-owned grocery shop. Just a few minutes away is the charming and historical town of La Châtre with schools, shops, bars and restaurants. The Indre department of central France, which forms part of the old Berry region, is a hidden gem, with châteaux, gardens, vineyards and wonderful countryside waiting to be explored.

Please ask for more information and photos.

Property measurements are approximate.

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Information about risks to...

## LOCAL TAXES

Taxe foncière: **619 EUR**

Taxe habitation: **747 EUR**

## NOTES