

## Character Renovated Watermill – Surrounded by Nature with Multiple Outbuildings



## INFORMATION

Town:	Courpière
Department:	Puy-de-Dôme
Bed:	3
Bath:	2
Floor:	190 m <sup>2</sup>
Plot Size:	21960 m <sup>2</sup>

## IN BRIEF

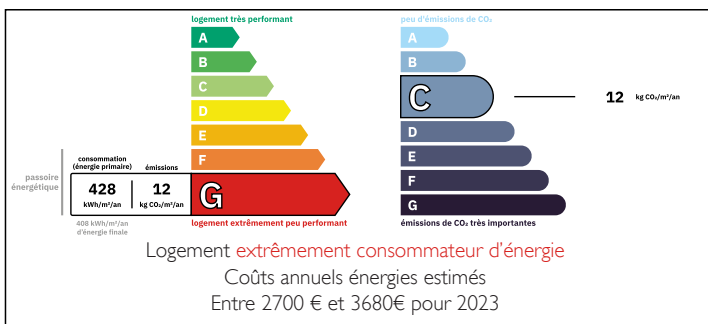
Discover this rare property: a renovated former watermill with 190 m<sup>2</sup> of living space, combining authenticity (stone walls, beams, wooden floors) with modern comfort. Set on more than 2 hectares of preserved land along the River Couzon, it offers a truly unique lifestyle. The house includes a living room, kitchen/dining area, 3 bedrooms including a master suite, additional spaces to be finished and an attic. The numerous outbuildings (mill, oil mill, stables, barn/workshop) offer exceptional potential for guest accommodation, agricultural or family projects. The grounds feature meadows, woodland, orchards and a well-maintained vegetable garden. Energy rating: G – to be nuanced, as the pisé walls, a natural high-performance insulator, ensure warmth in winter and coolness in summer (not reflected in the rating).

Heated with a wood-burning stove.

Individual sanitation system (non-compliant).

A true haven of peace, blending heritage, nature and

## 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

Discover this truly unique property, set on more than 2 hectares of land along the banks of the River Couzon. Here, history and nature blend harmoniously to create a rare and peaceful living environment.

The main residence, offering approximately 190 m<sup>2</sup> of living space, has retained all of its authentic charm with stone walls, exposed beams, and original wooden floors.

Ground floor: spacious and welcoming living room, convivial kitchen/dining area, utility room, and WC.

First floor: three bedrooms including a master suite with office space, one bedroom with direct outdoor access, and a shower room with WC.

Second floor: to be finished, comprising a central room, two additional bedrooms, and a shower room with WC.

Several outbuildings enrich this historic site: the former mill (177 m<sup>2</sup>), an oil mill (34 m<sup>2</sup>), the old stables (66 m<sup>2</sup> over two levels), as well as a barn/workshop. The mill's characteristic features have been carefully preserved, offering tremendous potential for future projects.

The grounds form a true green haven, composed of meadows, woodland, orchards, a well-maintained vegetable garden, and pathways allowing you to stroll in complete serenity through this riverside paradise.

Energy rating: G – Please note: this does not reflect the home's actual comfort. The pisé walls, a natural insulating material, provide excellent warmth in winter and refreshing coolness in summer (not considered in the energy survey).

Heated with a wood-burning stove  
Individual sanitation system (non-compliant)

## LOCAL TAXES

Taxe foncière: 1307 EUR

Taxe habitation: EUR

## NOTES