

Charming former 2-bed/1-bath watermill to renovate with large garden in bucolic setting



INFORMATION

Town:	Saint-Palais-du-Né
Department:	Charente
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	1491 m2

IN BRIEF

This semi-detached property is a former watermill, where several original inscriptions remain visible on one of the exterior walls. Among them is the inscription: "Wheel made on 28 May 1892 by Néraud," most likely commemorating the construction or replacement of the mill wheel on that date, and "Millers are good fellows" provides a charming reminder of the property's milling past and contributes to its distinctive historical character.

Set in a peaceful rural location, the property enjoys a generous garden bordered by the former mill race, now dry, with direct access to woodland paths.

The house retains the charm of traditional Charentaise rural architecture and offers excellent potential as a permanent residence, holiday home or renovation project. It is attached to a neighbouring building and requires substantial renovation and modernisation to bring it up to modern standards of



ENERGY - DPE

DPE not required.

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

The main building appears to be generally structurally sound but requires extensive renovation. The main works to be undertaken include:

- the installation of an entirely new kitchen;
- the creation of new bathroom facilities;
- the installation of a completely new individual sewage treatment system, as wastewater is currently discharged directly into the River Né;
- the installation of a heating system;
- inspection and upgrading of the electrical installation to current standards;
- roof repairs, as signs of water ingress are visible on the top floor;
- complete interior renovation;
- making the floor in the former mill section safe.

The adjoining building is currently derelict and unoccupied.

NOTES

GROUND FLOOR

The property opens into an open-plan living space of approximately 35 m², featuring a traditional stone fireplace, white tiled flooring and an open kitchen area. From the living room, a door leads to the former mill area in disrepair, which currently houses the hot water cylinder and Linky electricity meter.

An open wooden staircase leads to:

FIRST FLOOR

- Landing
- Bathroom, fitted with a double washbasin, bath and WC
- Bedroom 1: 18m²
- Bedroom 2: 9m²

EXTERIOR

- The property benefits from a large garden, with a semi-circular stone terrace offering an attractive outdoor seating area. Part of the terrace wall requires repair.

- Traditional wooden shutters complement the