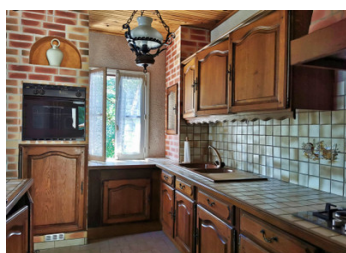
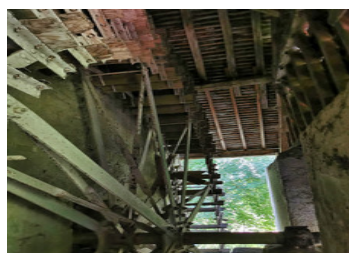


Water mill, 3-bed, production electricity possible, nr Montrichard & St Aignan sur Cher 41 Loire Valley.



## INFORMATION

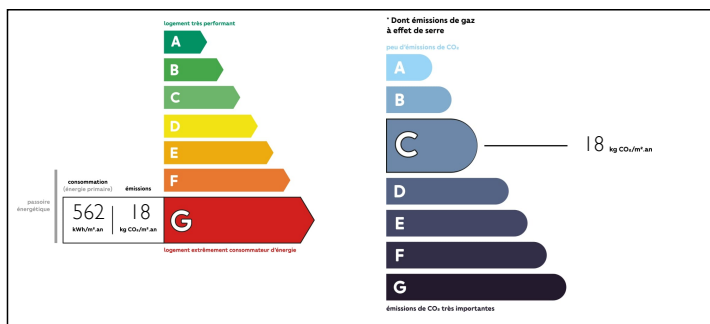
Town:	Montrichard Val de Cher
Department:	Loir-et-Cher
Bed:	3
Bath:	2
Floor:	271 m2
Plot Size:	19400 m2



## IN BRIEF

This beautiful water mill has 3-beds and is situated between St Aignan sur Cher and Montrichard. In the pretty village of Monthou sur Cher where there a grocery shop with fresh bread and post office counter. The village also has a beautiful park and fishing lake. The towns of Montrichard and St Aignan sur Cher are both about 10km from the property. They each have a main line train station, supermarkets, shops, bar and restaurants. The area is a very popular tourist destination in the heart of the Loire Valley and the châteaux of the region, plus the famous zoo Beauval. The city of Tours with TGV links and airport serviced by Ryanair, is just 52km away.

## 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: 1326 EUR**

## NOTES

## DESCRIPTION

This beautiful water mill needs someone to restore it and breathe new life into it!

The character and space is already there, and it would be a great project to create a wonderful property. The property has the right to produce electricity.

On the ground floor there is a living room (26m<sup>2</sup>) with a fireplace and wood burner. The kitchen (7m<sup>2</sup>) is open to the living room. It is functional but needs updating. The other side of the hallway is the machinery room (43m<sup>2</sup>) with an annexe (9m<sup>2</sup>) to the rear. The machines are in wonderful condition and the wheel is still attached, but would need restoring to work.

On the first floor, leading off the corridor, is a shower room with W.C. There are three bedrooms (18m<sup>2</sup>, 13m<sup>2</sup> and 27m<sup>2</sup>), one with a private bathroom. The rooms need of updating, but have plenty of space and great views from the windows.

On the second floor is a large open room 90m<sup>2</sup> and is a blank canvass for someone to create their living space.

The exterior has wonderful flat grounds with streams running through them. The wheelhouse still houses the wheel. There is an open field to the rear of the mill which would be perfect for animals. There are various outbuildings, including two garages and a workshop.

Strong points of property:

- \* beautiful flat grounds un-overlooked
- \* THE GROUNDS!!!!
- \* wonderful character throughout
- \* septic tank installed 4 years ago
- \* exterior of the building in very good condition (needs cleaning)
- \* roof in good condition
- \* ...