



Mill

VIC FEZENSAC (32)

370 000 €*

* Agency fees to be paid by the seller



193 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

As you step inside, you're presented with a choice... On one side, the historical charm of the old water mill, a quaint 32 m² structure dating back to 1845, meticulously renovated in 2009. This mill is pre-equipped for electricity production, adding a touch of sustainable innovation to its traditional allure. On the other side, a leap forward in time reveals a modern 193 m² home, offering every contemporary comfort imaginable.

The heart of the residence is the expansive 87 m² living room-living room-kitchen, a bright and inviting space perfect for both relaxation and entertainment. The ground floor also hosts a cozy 12.6 m² bedroom with an attached shower room, along with a cellar-technical room overlooking the courtyard, providing ample parking space for multiple vehicles. Additional amenities include reversible air conditioning, central vacuum system, solar panels, and electric shutters, ensuring optimal comfort and convenience.

Upstairs, four more bedrooms await, along with a shared shower room and a luxurious bathroom. The south-facing terrace, partially covered, features a charming kiosk equipped with a barbecue—an ideal spot for outdoor gatherings and al fresco dining. Several small outbuildings, including garden sheds, a workshop, cellar, and even a chicken coop, complement the 7185 m² of landscaped parkland and wooded garden surrounding the property.

The highlight of the estate is undoubtedly the operational mill, overlooking a serene terrace where one can marvel at the flowing river below or indulge in the pleasure of baking organic bread using freshly ground flour from the immaculate old oven. The mill is open for visits, offering the possibility of transforming it into a charming bed and breakfast establishment.

For further details and inquiries, please contact 0603453769. This unique property awaits those who appreciate history, comfort, and the serene beauty of nature. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849485

Property type Mill

Year of construction 1845

Exposure S-E

View Vue dégagée, sur Jardin, sur Rivière

SURFACES

Living space 193 m²

Living room surface 66 m²

Land surface 7185 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Number of bathrooms 1

Toilets count 2

Washrooms 2

Balcony 1

Terrace 1

DPE/GES

DPE 178

GES 5

APPENDIX

Parking extérieur

Parking space 10

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Heater solaire

Heater bois

Kitchen américaine



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