



HISTORIC FRENCH MILL WITH CENTRAL  
RESIDENCE, TWO SELF-CONTAINED GÎTES &  
OVER 2 HECTARES OF LAND

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OVER 2 HECTARES OF  
LAND...



## PROPERTY FACT FILE

REFERENCE	A42128LAD87
PRICE	€ 585,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (562.500 EUR hors honoraires)
BEDROOM	7
BATHROOM	6
ACCOMMODATION	355 m <sup>2</sup>
LAND	22000 m <sup>2</sup>
TOWN	Château-Chervix
DEPARTMENT	
LOCATION	Hamlet property
TYPE	
CONDITION	Habitable, Good condition
FEATURES	Other Drainage, River Frontage, Garage

\*Price based on current exchange rate which is subject to change

- Renovated historic French watermill with charm
- Central residence + two self-contained gîtes
- Over 2 hectares of private land with river
- Ideal B&B or gîte business opportunity
- Close to shops, Saint Yrieix & Limoges

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Stunning renovated French watermill with breathtaking views, over 2 hectares of private land, including river, woodland, and gardens. The property comprises a central residence with 2 bedrooms (one ensuite + an additional 15m<sup>2</sup> bedroom with ensuite) and two self-contained gîtes, each with its own kitchen, living area, and bedrooms, currently

## DESCRIPTION

This exceptional renovated French watermill offers breathtaking views over its own private land and combines charm, comfort, and business potential. Perfectly suited for family living, holiday rentals, or a B&B business, the property comprises a central residence and two fully independent self-contained gîtes, each with its own kitchen, living area, and bedrooms. The estate blends original features—stone walls, exposed beams, high ceilings—with modern comforts.

### Property Highlights:

Total Living Space: 350m<sup>2</sup> of stylish interiors with oak floors, beams, and characterful stone walls.

Bedrooms & Bathrooms: 5 spacious bedrooms with ensuite bathrooms, plus additional versatile rooms for office, studio, or yoga.

Heating & Comfort: Fully insulated, double-glazed windows, gas central heating, and 2 woodburners.

### Central Residence:

Open plan living 53m<sup>2</sup> with oak floors, exposed beams, stone wall features, woodburner, and fully equipped kitchen.

Two bedrooms, including one with ensuite shower room.

Additional bedroom 15m<sup>2</sup> with ensuite shower room.

Spacious, bright living areas overlooking the gardens and river.

### Self-Contained Gîtes / B&B:

Two independent homes, each with its own kitchen, living areas, and bedrooms.

Main gîte/B&B: 55m<sup>2</sup> open plan living/dining, fully equipped kitchen, and upstairs two bedrooms with ensuite bathrooms.

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42128LAD87>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

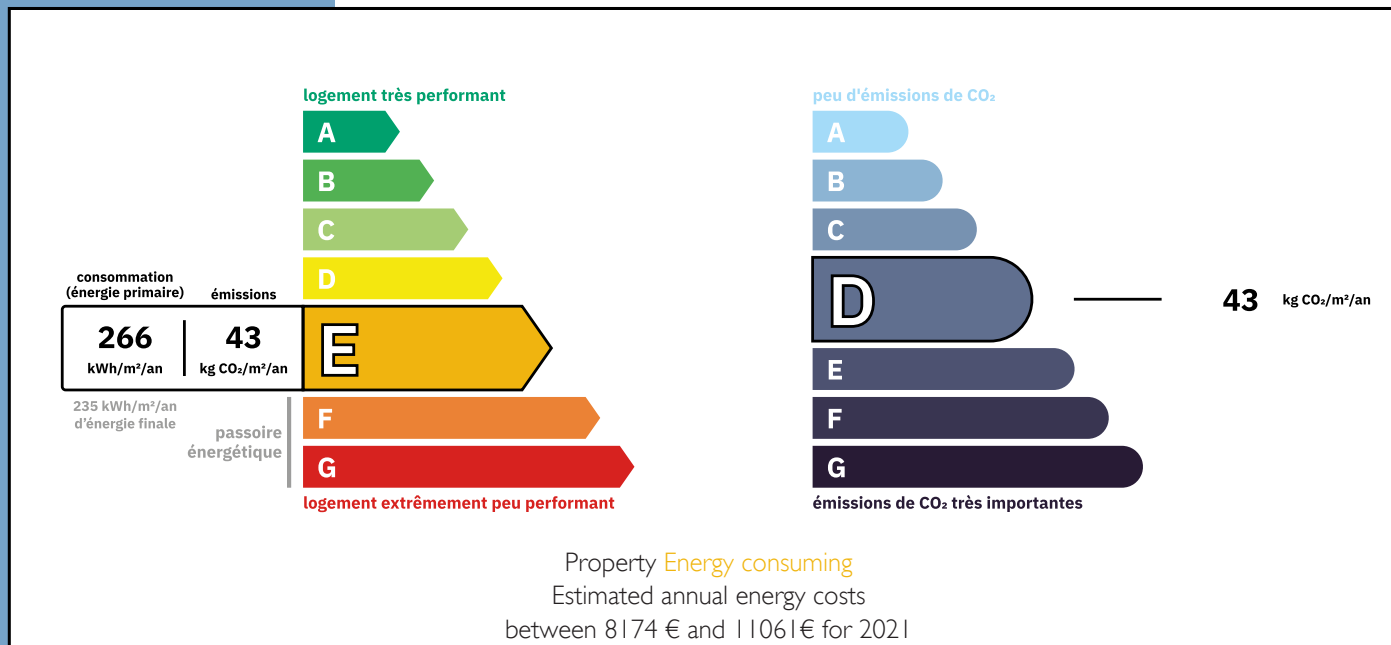
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A42128LAD87  
FILE COMPLETE  
AND PHOTOS  
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