



BEAUTIFULLY RENOVATED OLD MILL- 4  
BEDROOMS & BATHROOMS - 7HEC POOL. 5MN  
FROM BARBEZIEUX. NEGOTIABLE PRICE



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PROPERTY FACT FILE	
REFERENCE	A16161
PRICE	€ 680,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	440 m <sup>2</sup>
LAND	71640 m <sup>2</sup>
TOWN	Barbezieux-Saint-Hilaire
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	





- 18th century mill dating back to Napoleon III
- Original features: stone walls, beams, vault
- Detached guest house / gîte
- Heated swimming pool 11 x 4
- 5mn from Barbezieux Saint Hilaire

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Located in the south of the Charente department, this property offers you a private setting to find calm and serenity while remaining accessible to all amenities. 5 mins from Barbezieux, 30 mins from Angoulême and 1 hour from Bordeaux

## DESCRIPTIF

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

After the entrance gate, you will discover the guest house on the right and a bit further down on the continuity of the road, the main house with a terrace on its right where you can relax to the sound of the water current by its side.

You access the house through a beautiful period wooden door onto a 9m² entrance hall with an original vault, stone walls and an original ceiling. In the continuity, a toilet and a sink 2m².

The kitchen / dining room of 31m² is fully equipped and bright thanks to its 3 large windows, you will also find an open and functional fireplace.

The 113m² living / dining room is a large living room ideal for entertaining family or friends or for simply relaxing. 6m high ceiling with exposed beams, 9 skylights providing excellent light and a large accordion bay window giving you direct access to the garden. Underfloor heating

The 47m² master bedroom is composed of a modern ensuite of 13m² with a bath, a shower, 2 sinks and a WC; and a dressing room of 10m². French window giving direct access to the garden. Underfloor heating in the bedroom.

Mezzanine, accessible from the large living space by a wrought iron staircase offers you:

a 47m² living room and a 4m² office

a 15m² bedroom

a 6m² bathroom with a shower, a sink and a toilet.

First floor, also accessible from the large living space by another wrought iron staircase where you will find:

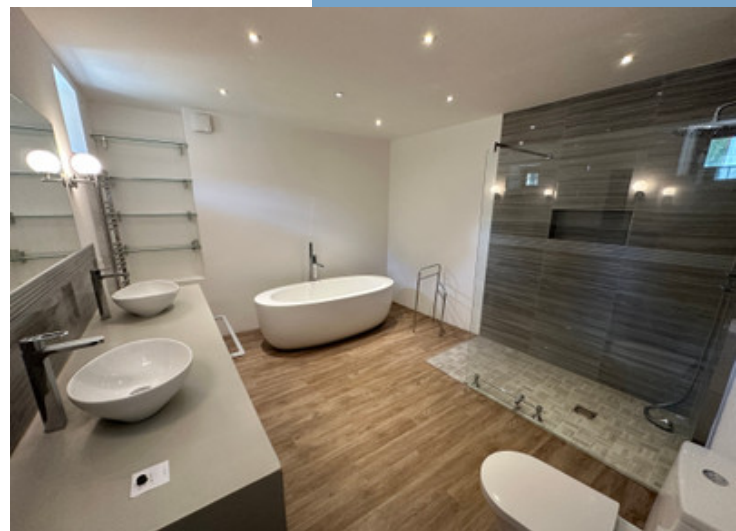
a 9m² bathroom with bath, shower, washbasin and WC

2 b

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A16161>

COMPLETE FILE AND PHOTO ON REQUEST



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

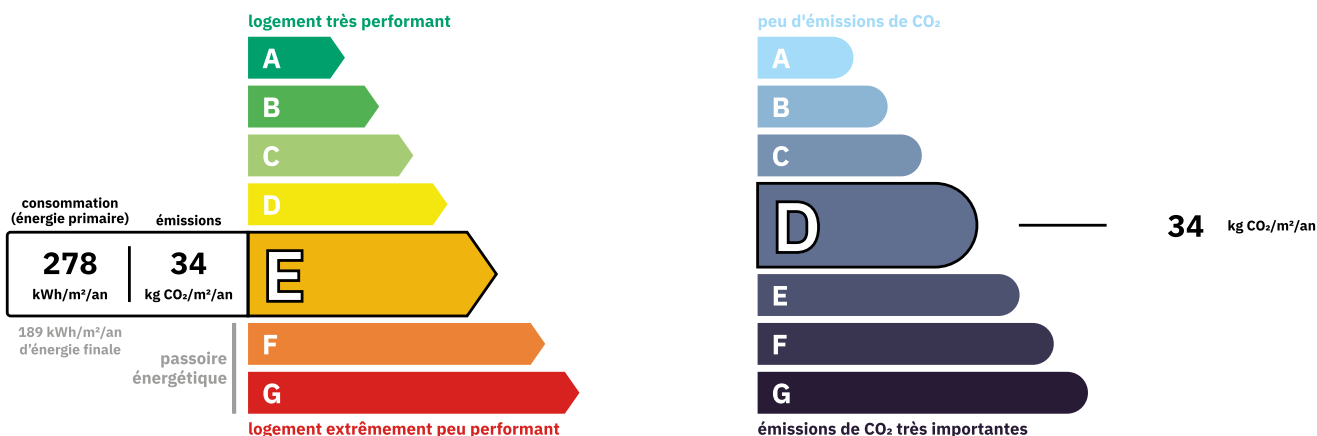
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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 9790 € and 13310€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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 : A16161  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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