



IMPRESSIVE FORMER WATERMILL WITH 9  
BEDROOMS, 2 GITES, HEATED POOL,  
LANDSCAPED GARDENS, CLOSE TO LOCAL  
TOWNS

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CLOSE TO LOCA...



PROPERTY FACT FILE	
REFERENCE	A46299CPI17
PRICE	€ 795,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	5
ACCOMMODATION	482 m <sup>2</sup>
LAND	6346 m <sup>2</sup>
TOWN	Saint-Hilaire-de-Villefranche
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Ground floor bedrooms
- Heated swimming pool
- Two gites for rental or for family and friends
- Light and spacious throughout
- Finished to a high standard

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From the moment you enter this property, you will be enchanted by the privacy and setting. The former mill was built in the 18th Century, it faces onto fabulous gardens and a pool, with a covered terrace and outdoor kitchen for summer meals. The grounds extend beyond the more formal gardens to a large park with well-established trees and a

## DESCRIPTION

The house is well situated just minutes from the centre of St Hillaire de Villefranche and also St Jean D'Angely with its twice weekly market, shops, supermarkets and cinema. The nearest beach is only 52km away, popular towns of Cognac, Saintes, and La Rochelle are all within easy reach.

Heating is provided by a sophisticated wood pellet system and wood burners with electric heaters in the second gite..

In more detail:

Main House

Ground floor

ENTRANCE HALL (16m<sup>2</sup>)

LIVING ROOM / DINING ROOM (64m<sup>2</sup>)

BEDROOM 1 WITH SINK (16m<sup>2</sup>)

BEDROOM 2 (13m<sup>2</sup>)

BEDROOM 3 (13m<sup>2</sup>)

BEDROOM 4 (15m<sup>2</sup>) with ensuite shower room

BEDROOM 5 (12m<sup>2</sup>)

BEDROOM 6 (24m<sup>2</sup>)

KITCHEN

Gite 1 (Main House)

LIVING ROOM WITH CORNER KITCHEN (Gite section)

SHOWER ROOM (gite section)

SHOWER ROOM (Gite section)

BEDROOM 7 (24m<sup>2</sup>) (Gite section)

First floor

LANDING or STUDY AREA (19m<sup>2</sup>)

LIBRARY (63m<sup>2</sup>)

BEDROOM 8 (14m<sup>2</sup>)

BEDROOM 9 (16m<sup>2</sup>)

LOFT

Lower ground floor

WORKSHOP (45m<sup>2</sup>)

BOILER ROOM (43m<sup>2</sup>)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46299CPI17>

COMPLETE FILE AND PHOTO ON REQUEST

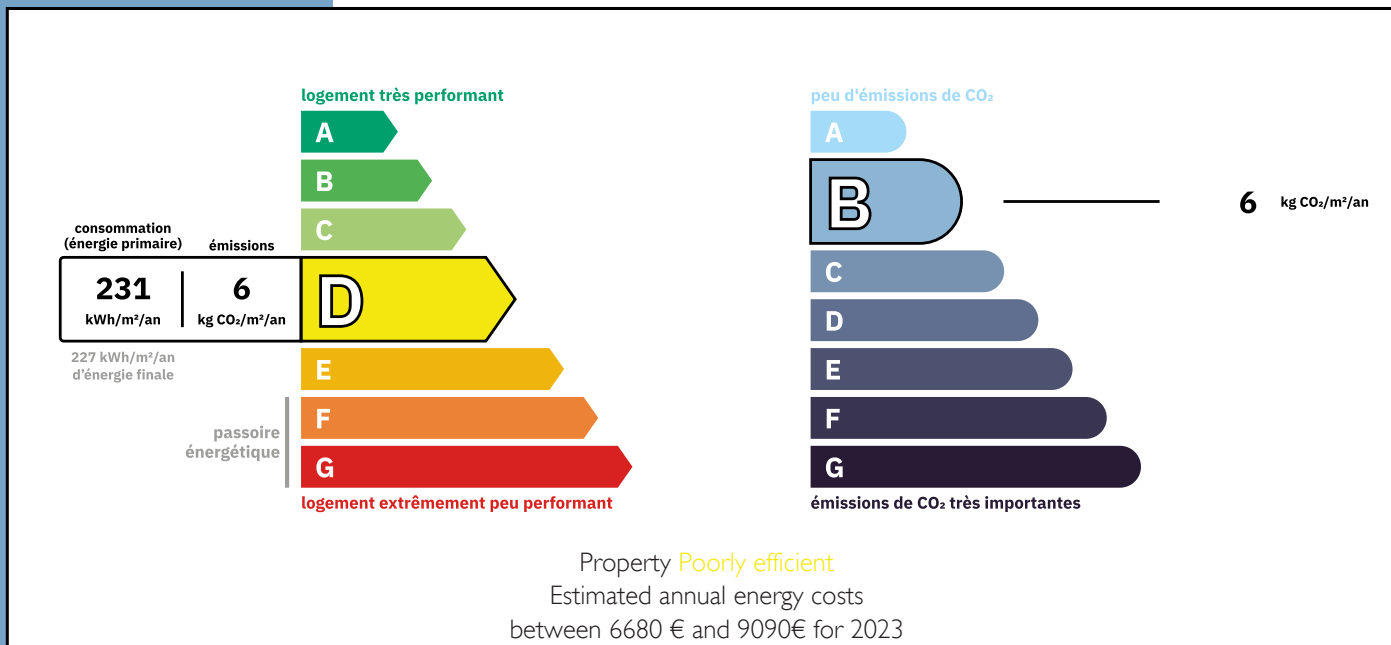


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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