

Stunningly renovated water mill with beautiful grounds, chateau views and a new swimming pool.



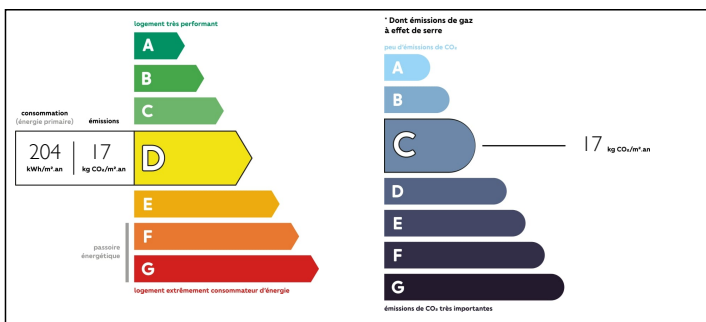
## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Chef-Boutonne |
| Department: | Deux-Sèvres   |
| Bed:        | 5             |
| Bath:       | 3             |
| Floor:      | 290 m2        |
| Plot Size:  | 4654 m2       |

## IN BRIEF

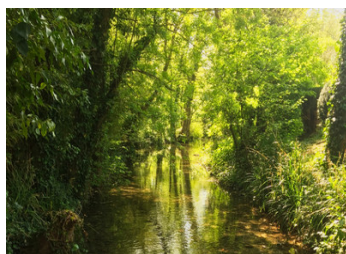
Located beside Chateau Javarzay in the town of Chef Boutonne, and renovated to a very high standard, this beautiful old water mill offers a magical blend of historical charm and modern comforts. Outside, the clear waters of River Boutonne pass through the enchanting gardens and beneath the house. Inside, you have an enormous 290 m2 of habitable space over three levels, including three sitting rooms, a TV room, an office and five bedrooms, which include an amazing 61 m2 master suite. The old mill workings can be fully viewed on the lower ground floor. The property benefits from double glazing throughout with oil central heating in most areas. Outside, there is plenty of space to relax and enjoy the beautiful setting, including a stunning new 7x3m pool with a terrace, and an open barn at the water's edge. A large double height barn/garage adjoining the house completes the...

## ENERGY - DPE



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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 habitation: 1511 EUR

## NOTES

## DESCRIPTION

A cosy entrance hall with a spacious bathroom to one side, leads into the large sitting room. To the right, a newly fitted kitchen leads to a utility room, which gives access to the large, double height barn. To the left, the lounge connects with the dining room. Both rooms share a double woodburner and have aluminium bi-fold doors out to the terrace.

From the dining room, a staircase leads to a mezzanine office/sitting room with delightful views of the gardens. To the right, a corridor leads to four double bedrooms and a bathroom. To the left is an expansive master suite, with a large en-suite bathroom, a dressing room, wooden beams and floorboards, French windows, a Juliet balcony, and sumptuous garden and river views.

Descending the stairs from the bedroom to the ground floor, you'll find another sitting room/office/snug room, featuring exposed beams and large mill stones, which were once used to grind flour. The room connects to a large unconverted space with glimpses of the original water mill wheel.

On the lower ground floor are the mill workings, with doors opening to both the front and rear gardens. An additional room is used as an office/guest bedroom, and there's a separate boiler room with storage.

The property benefits from oil central heating in most areas, with the large bedroom featuring its own electric heating system. Double glazed wooden windows adorn all the habitable space, ensuring both insulation and charm.

At the rear of the property,...