

Mill built around 1797 with countryside views and trout stream. Imposing reception rooms & guest accommodation

EXCLUSIVE



INFORMATION

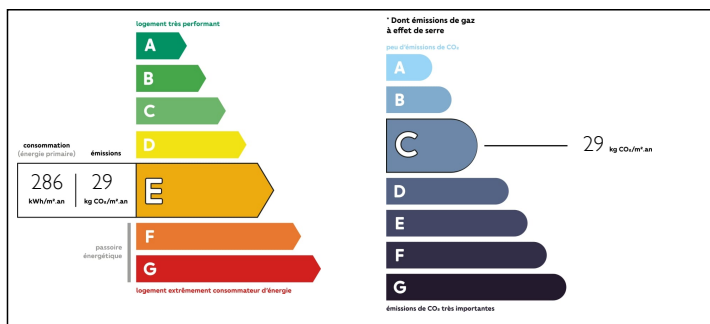
Town:	Val-d'Auge
Department:	Charente
Bed:	4
Bath:	4
Floor:	312.59 m2
Plot Size:	11130 m2

IN BRIEF

A watermill offering tranquility and sustainability set in approximately 12,000m2 of land. It is a secluded haven for many forms of visiting wildlife. The property is surrounded by land and is a beautiful place to enjoy the Charente countryside.

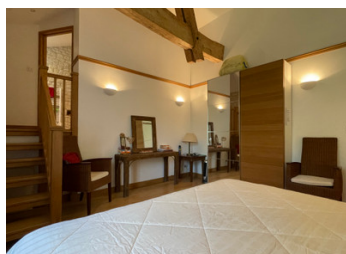


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



DESCRIPTION

The property comprises of an entrance hall, large vaulted reception room of 75m² with double aspect windows, stone walls and wood burner fire.

Kitchen 23m² leading to a dining room / office 22m² with wood burner fire.

Through the kitchen to a hall, with a utility area and shower room of 5.35m², suitable for reduced mobility access.

Stairs lead down to the garage and store room 75m², with water and electric.

The first floor landing leads to :

Bedrooms 1, 13m², with a shower room of 7m².

Bedroom 2, 16m² with shower room of 5m².

The following rooms could be converted into a gite and there is space to create more bedroom space if needed. It has been refurbished to a high standard with oak fittings throughout.

Living area of 65m² with balconied seating area/office, wood burner fire, tiled floors.

Bedroom 3, of 18m², with en suite bathroom 8m².

Bedroom 4, 17m².

The property's heating system includes gas, wood and electric, and the house has three phase electric. The fosse was installed about 5 years ago. The windows are all double glazed.

The main garden is to the rear of the property with grassed and wooded areas.

A number of underground streams at the property provide natural source water. There are two permanent ponds, one of which would be easily convertible into a natural swimming pool. The mill pond itself fills when the rains are heavy.

The nearest neighbour is approx 400 m...

NOTES