



STUNNINGLY RENOVATED WATER MILL WITH  
BEAUTIFUL GROUNDS, CHATEAU VIEWS AND A  
NEW SWIMMING POOL.

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## PROPERTY FACT FILE

REFERENCE	A25456SSA79
PRICE	€ 544,000 £ 451,330* *agency fees included: 5 % TTC to be paid by the buyer (519 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	290 m <sup>2</sup>
LAND	4265 m <sup>2</sup>
TOWN	Chef-Boutonne
DEPARTMENT	Deux_Sevres
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage

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

- Converted water mill
- 5 bedrooms, 3 bathrooms
- Space for further renovation
- Double glazed throughout
- New swimming pool

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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

## DESCRIPTIF

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, a traverti

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25456SSA79>

COMPLETE FILE AND PHOTO ON REQUEST

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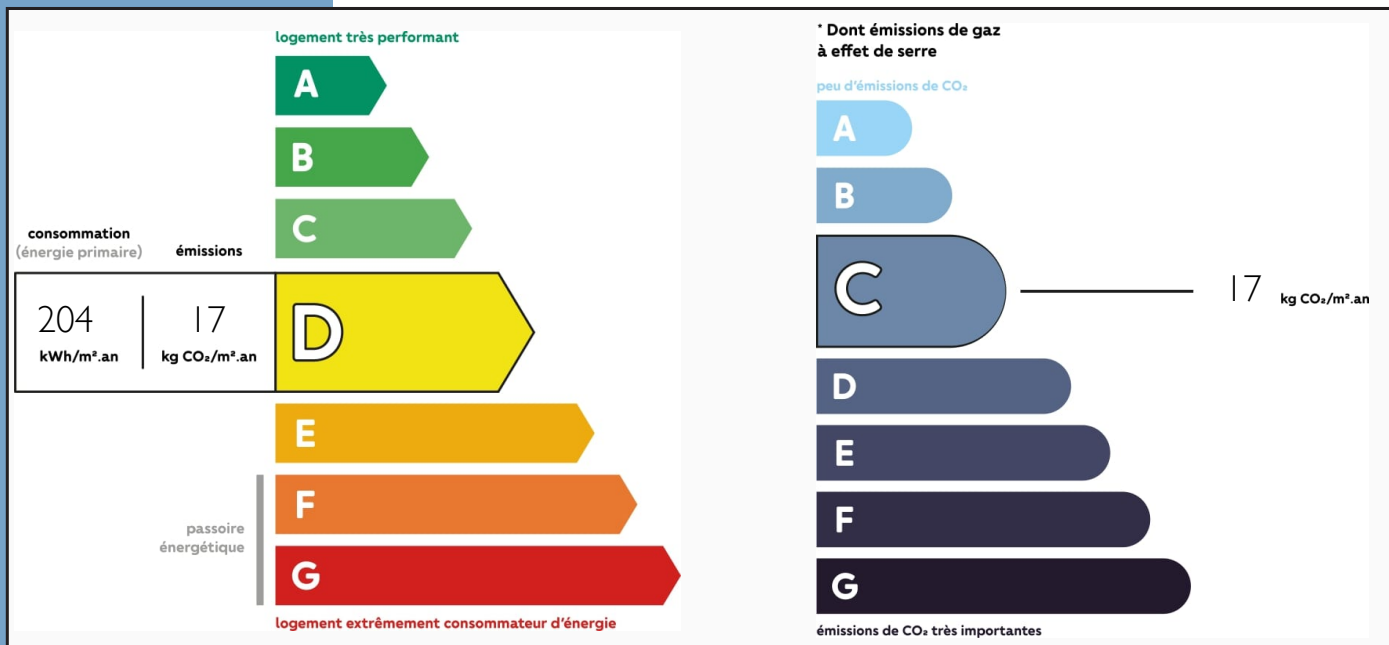


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A25456SSA79  
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AND PHOTOS  
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