



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

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



PROPERTY FACT FILE

REFERENCE	A25456SSA79
PRICE	€ 543,000 £ 449,387* *agency fees included: 5 % TTC to be paid by the buyer (518 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	290 m ²
LAND	4265 m ²
TOWN	Chef-Boutonne
DEPARTMENT	Deux_Sevres
LOCATION	Town property
TYPE	
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

STUNNINGLY
RENOVATED WATER MILL
WITH BEAUTIFUL
GROUNDS, CHATEAU
VIEWS AND A NEW
SWIMMING POOL. ...
Ref : A25456SSA79

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

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

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

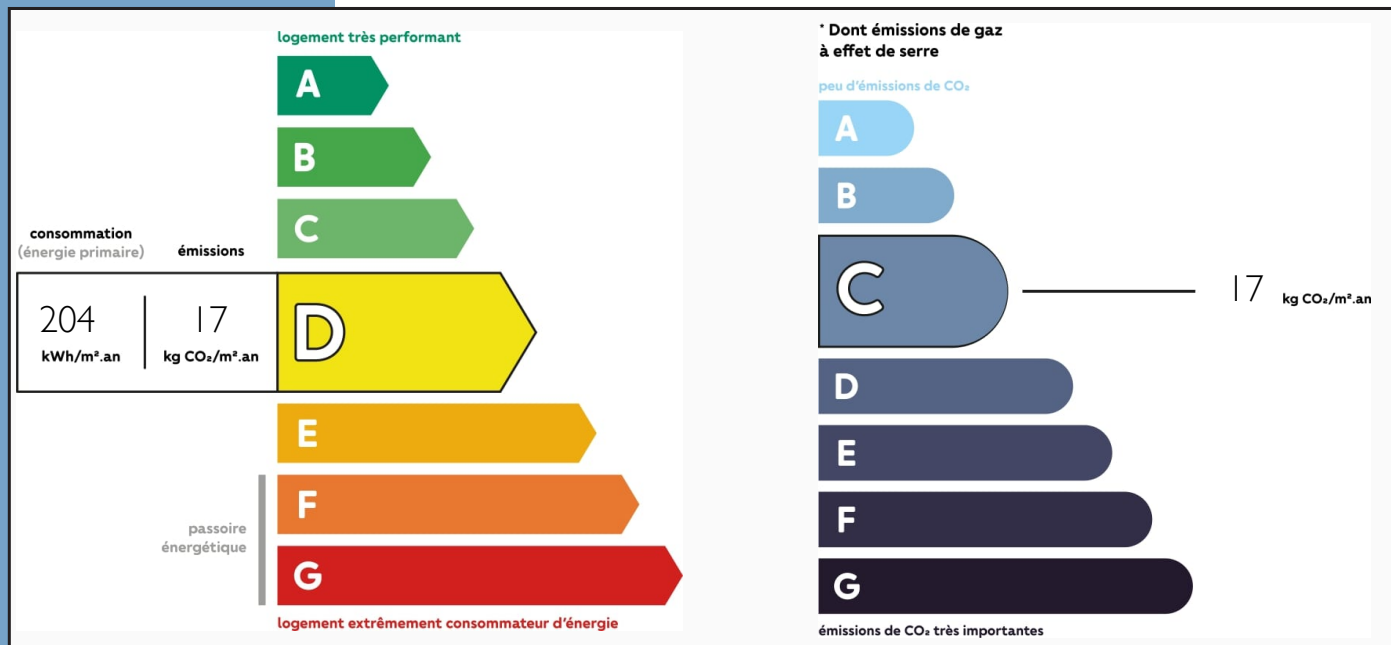


STUNNINGLY RENOVATED
WATER MILL WITH BEAUTIFUL
GROUNDS, CHATEAU VIEWS
AND A NEW SWIMMING
POOL ...

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

Ref : A25456SSA79

ENERGIE-DPE



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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A25456SSA79
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr