



BEAUTIFULLY RENOVATED 15TH-CENTURY MILL  
WITH TWO GITES, IN A BREATHTAKING, PRIVATE  
RIVERSIDE SETTING.

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## PROPERTY FACT FILE

REFERENCE	A31919HUM16
PRICE	€ 1,495,000 £ 1,244,931* *agency fees included: 5 % TTC to be paid by the buyer (1 417 062 EUR hors honoraires)
BEDROOM	9
BATHROOM	7
ACCOMMODATION	535 m <sup>2</sup>
LAND	49337 m <sup>2</sup>
TOWN	Chenon
DEPARTMENT	Charente
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage

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

- Double glazed
- Central heating
- Reversible air conditioning
- Riverside setting
- Exceptional renovation.

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Nestled on nearly 5 hectares of a stunning, private riverside setting is this charming property, just 30 minutes from Angoulême. The property comprises three separate and beautifully presented houses, the main being a superb water mill with its original wheel that produces electricity for the property and there are two high quality,

## DESRIPTIF

A long driveway leads to the properties, passing through lovely meadows for the current owners' horses and other animals, including 21 peacocks! The mill house is set on its own private riverbank and overlooks a gorgeous island, which is connected by footbridges to two more islands, one of which features a meadow.

The three dwellings are arranged in a U-shape around a fabulous courtyard with an attractive water fountain featured at its centre. A rectangular swimming pool (5m x 15m), framed by balustrades and an olive tree topiary, sits nearby, accompanied by a shaded summer kitchen. The surrounding landscape is filled with poplars, willows, and alders, creating a tranquil riverside retreat, perfect for nature lovers.

In more detail:-

Main house - Ground floor

Kitchen - 66m<sup>2</sup>

Living/dining room - 67m<sup>2</sup>

Master bedroom inc. ensuite and dressing area - 58m<sup>2</sup>

Lavatory - 3.6m<sup>2</sup>

Laundry room - 7.2m<sup>2</sup>

Larder - 2.9m<sup>2</sup>

Main house - 1st floor

Bedroom inc. ensuite - 36m<sup>2</sup>

Dressing room - 11.5m<sup>2</sup>

Study - 12.3m<sup>2</sup>

Bathroom with W.C - 6.8m<sup>2</sup>

Landing - 7m<sup>2</sup>

4 bed Gite - Ground floor

Hall

Living-room - 22m<sup>2</sup>

Kitchen-diner - 29m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31919HUM16>

COMPLETE FILE AND PHOTO ON REQUEST

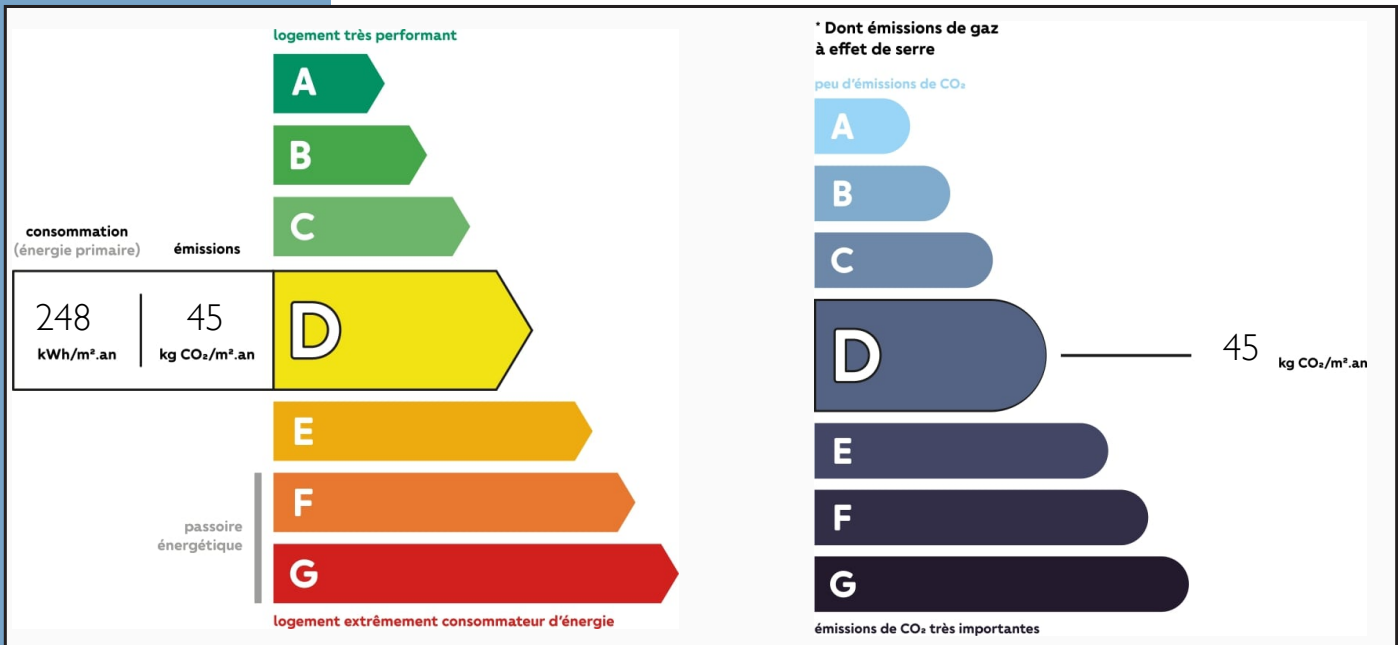


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## ENERGIE-DPE

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



## 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

Réf : A31919HUM16  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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