



BEAUTIFULLY RENOVATED OLD MILL- 4  
BEDROOMS & BATHROOMS - 7HEC POOL. 5MN  
FROM BARBEZIEUX. NEGOTIABLE PRICE



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PROPERTY FACT FILE	
REFERENCE	A16161
PRICE	€ 680,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	440 m <sup>2</sup>
LAND	71640 m <sup>2</sup>
TOWN	Barbezieux-Saint-Hilaire
DEPARTMENT	
LOCATION	Isolated
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	





- 18th century mill dating back to Napoleon III
- Original features: stone walls, beams, vault
- Detached guest house / gîte
- Heated swimming pool 11 x 4
- 5mn from Barbezieux Saint Hilaire

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Located in the south of the Charente department, this property offers you a private setting to find calm and serenity while remaining accessible to all amenities. 5 mins from Barbezieux, 30 mins from Angoulême and 1 hour from Bordeaux

## DESRIPTIF

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

After the entrance gate, you will discover the guest house on the right and a bit further down on the continuity of the road, the main house with a terrace on its right where you can relax to the sound of the water current by its side.

You access the house through a beautiful period wooden door onto a 9m<sup>2</sup> entrance hall with an original vault, stone walls and an original ceiling. In the continuity, a toilet and a sink 2m<sup>2</sup>.

The kitchen / dining room of 31m<sup>2</sup> is fully equipped and bright thanks to its 3 large windows, you will also find an open and functional fireplace.

The 113m<sup>2</sup> living / dining room is a large living room ideal for entertaining family or friends or for simply relaxing. 6m high ceiling with exposed beams, 9 skylights providing excellent light and a large accordion bay window giving you direct access to the garden. Underfloor heating

The 47m<sup>2</sup> master bedroom is composed of a modern ensuite of 13m<sup>2</sup> with a bath, a shower, 2 sinks and a WC; and a dressing room of 10m<sup>2</sup>. French window giving direct access to the garden. Underfloor heating in the bedroom.

Mezzanine, accessible from the large living space by a wrought iron staircase offers you:

a 47m<sup>2</sup> living room and a 4m<sup>2</sup> office

a 15m<sup>2</sup> bedroom

a 6m<sup>2</sup> bathroom with a shower, a sink and a toilet.

First floor, also accessible from the large living space by another wrought iron staircase where you will find:

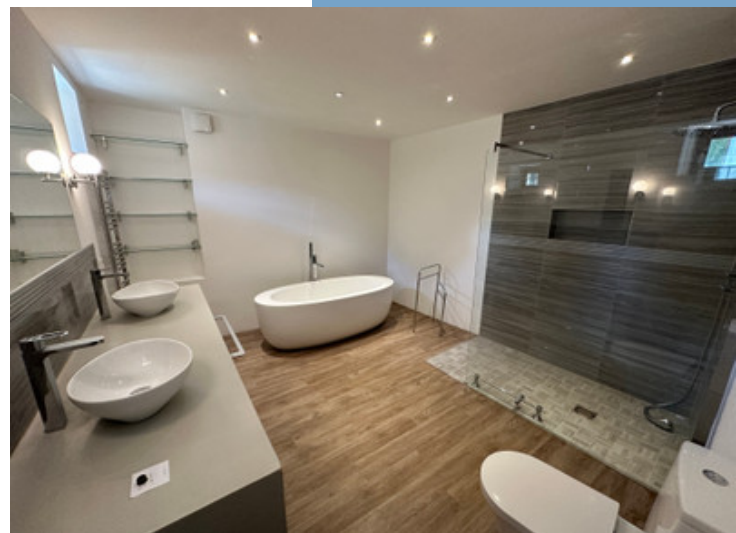
a 9m<sup>2</sup> bathroom with bath, shower, washbasin and WC

2 b

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A16161>

COMPLETE FILE AND PHOTO ON REQUEST

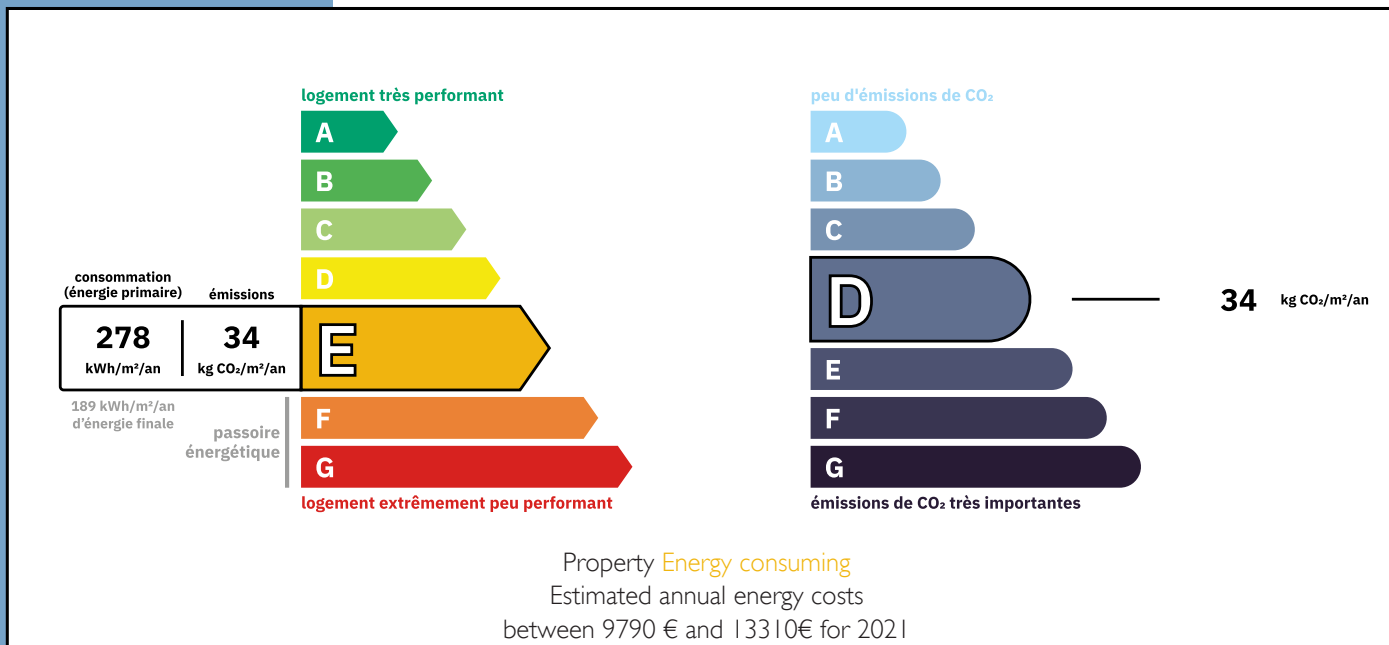


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

Ref : A16161

## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A16161  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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