LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHARMING FRENCH COUNTRY HOME WITH MATURE AND PRIVATE GARDEN POOL AND GUEST HOUSE 5MN FROM BARBEZIEUX, CHARENTE

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PROPERTY FACT FILE

REFERENCE	A16161
PRICE	€ 650,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	440 m²
LAND	71640 m²
TOWN	Barbezieux-Saint-Hilaire
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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





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- 18th century mill dating back to Napoleon III
- Original features: stone walls, beams, vault
- Detached guest house / gîte with bread over
- Heated swimming pool 11 x 4
- Master bedroom with ensuite on the ground floor

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Set in a peaceful hamlet setting in the South of the Charente region, this charming property offers a perfect blend of space, tranquillity and countryside living, while remaining within easy reach of local amenities. 5 mins from Barbezieux, 30 mins from Angoulême and 1 hour from Bordeaux



DESCRIPTION

Set in a peaceful hamlet setting in the South of the Charente region, this charming property offers a perfect blend of space, tranquillity and countryside living, while remaining within easy reach of local amenities. 5 mins from Barbezieux, 30 mins from Angoulême and 1 hour from Bordeaux

Superb renovation combining modernity and elegance while retaining the historic character of the mill. Composed of 2 detached houses, a main house of 351m² old mill dating back to 18 century and a guest house of 89m² with a small adjacent workshop 17m².

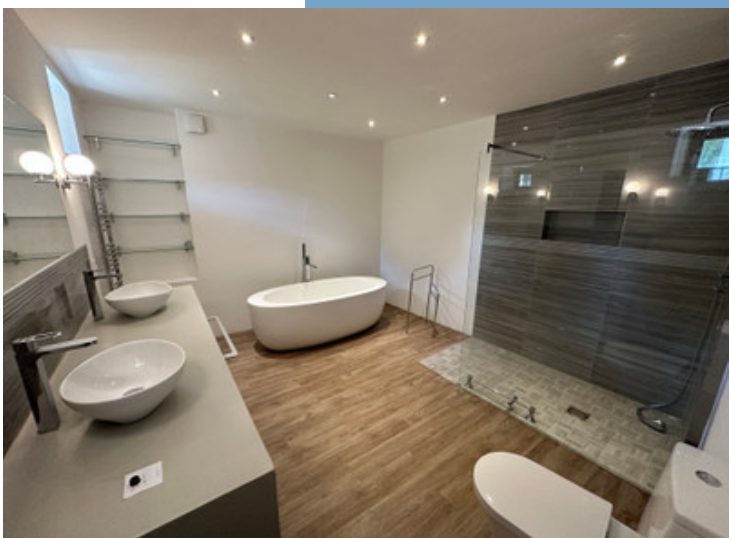
The land which is over 7 hectares, is a true little gem where you will be able to relax in complete privacy. You will also be able to enjoy a heated pool and the beautiful terrace next to the river.

A rare opportunity to acquire a character property offering space, privacy and a true French countryside lifestyle. Ideal as a family home or a peaceful second residence

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 9m² entrance hall with an original vault, stone walls and an original ceiling. In the continuity, a toilet and a sink 2m².
The kitchen / dining room of 31m² is fully equipped and bright thanks to its 3 large windows, you will also find an open and functional fireplace.
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A16161

COMPLETE FILE AND PHOTO ON REQUEST

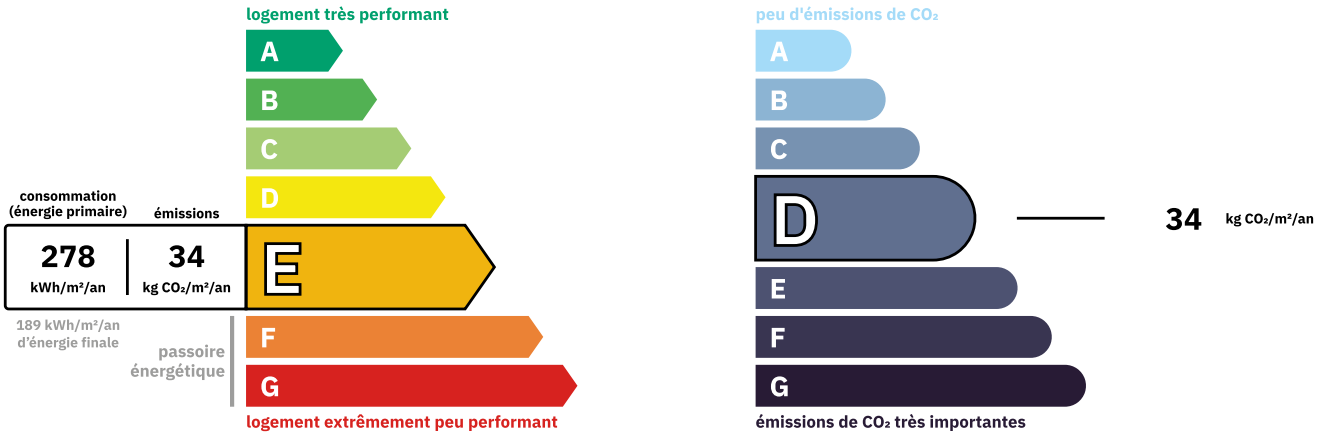
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 9790 € and 13310€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A16161

FILE COMPLETE AND PHOTOS ON REQUEST

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