



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

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BARBEZIEUX...



PROPERTY FACT FILE	
REFERENCE	A16161
PRICE	€ 650,000 £ 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	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
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 with bread oven
- 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 351m<sup>2</sup> old mill dating back to 18 century and a guest house of 89m<sup>2</sup> with a small adjacent workshop 17m<sup>2</sup>.

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 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.

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More Online :

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

[COMPLETE FILE AND PHOTO ON REQUEST](#)

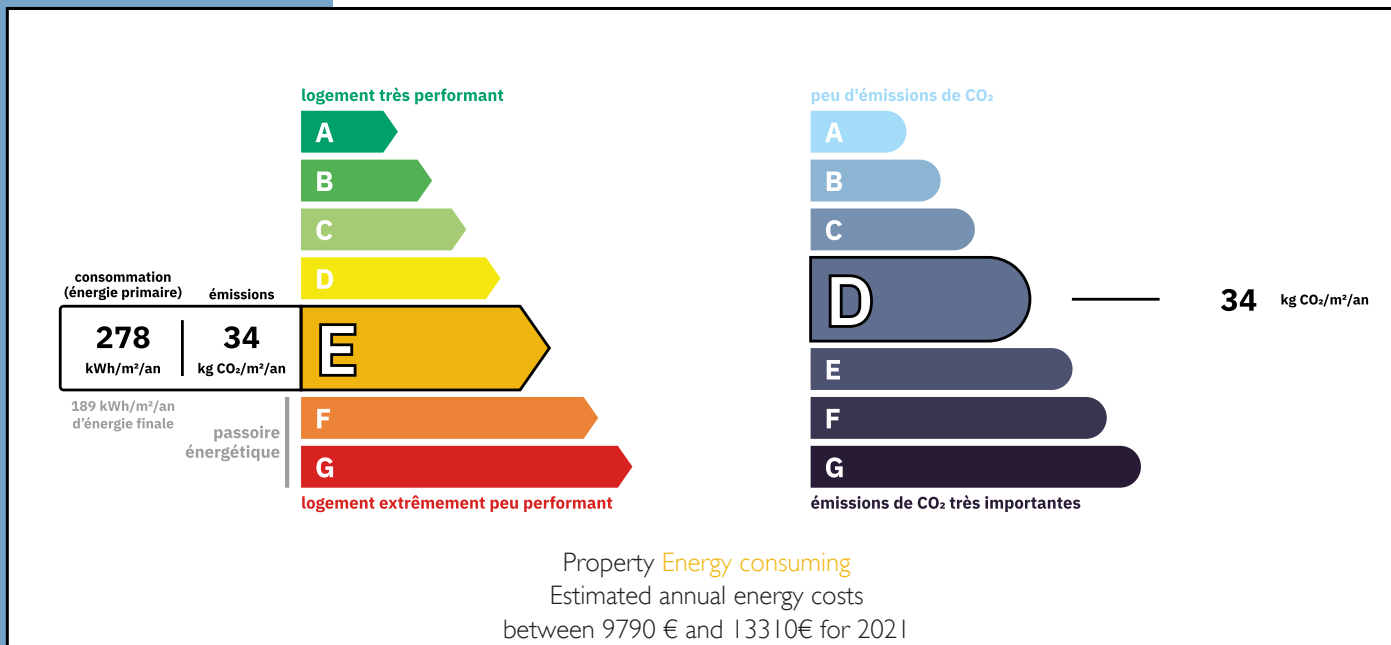


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## ENERGIE-DPE

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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## CONTACT

Réf : A16161  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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