

IMPRESSIVE FORMER WATERMILL WITH 9 BEDROOMS, 2 GITES, HEATED POOL, LANDSCAPED GARDENS, CLOSE TO LOCAL TOWNS

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PROPERTY FACT FILE

REFERENCE	A46299CPI17
PRICE	€ 795,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	5
ACCOMMODATION	482 m²
LAND	6346 m²
TOWN	Saint-Hilaire-de-Villefranche
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Private drainage, Garage, Private parking

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





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- Ground floor bedrooms
- Heated swimming pool
- Two gites for rental or for family and friends
- Light and spacious throughout
- Finished to a high standard

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From the moment you enter this property, you will be enchanted by the privacy and setting. The former mill was built in the 18th Century, it faces onto fabulous gardens and a pool, with a covered terrace and outdoor kitchen for summer meals. The grounds extend beyond the more formal gardens to a large park with well-established trees and a



DESCRIPTION

The house is well situated just minutes from the centre of St Hillaire de Villefranche and also St Jean D'Angely with its twice weekly market, shops, supermarkets and cinema. The nearest beach is only 52km away, popular towns of Cognac, Saintes, and La Rochelle are all within easy reach.

Heating is provided by a sophisticated wood pellet system and wood burners with electric heaters in the second gite..

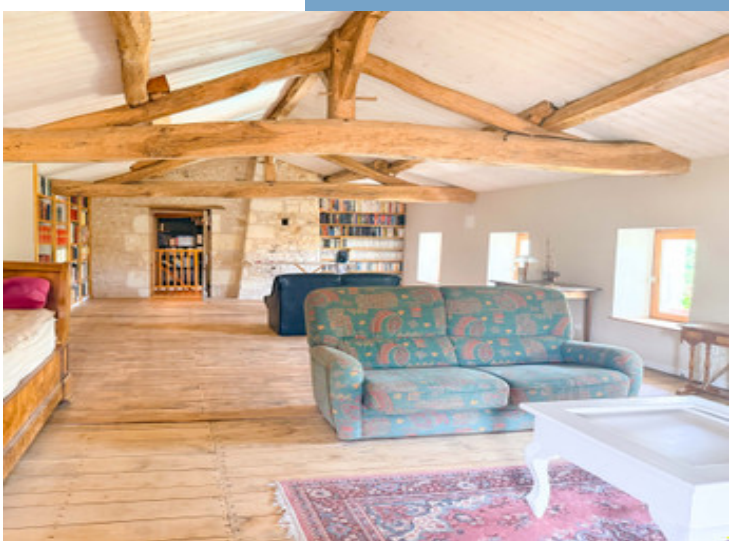


In more detail:

Main House
Ground floor
ENTRANCE HALL (16m2)
LIVING ROOM / DINING ROOM (64m2)
BEDROOM 1 WITH SINK (16m2)
BEDROOM 2 (13m2)
BEDROOM 3 (13m2)
BEDROOM 4 (15m2) with ensuite shower room
BEDROOM 5 (12m2)
BEDROOM 6 (24m2)
KITCHEN
Gite 1 (Main House)
LIVING ROOM WITH CORNER KITCHEN (Gite section)
SHOWER ROOM (gite section)
SHOWER ROOM (Gite section)
BEDROOM 7 (24m2) (Gite section)

First floor
LANDING or STUDY AREA (19m2)
LIBRARY (63m2)
BEDROOM 8 (14m2)
BEDROOM 9 (16m2)
LOFT

Lower ground floor
WORKSHOP (45m2)
BOILER ROOM (43m2)



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46299CPI17

COMPLETE FILE AND PHOTO ON REQUEST

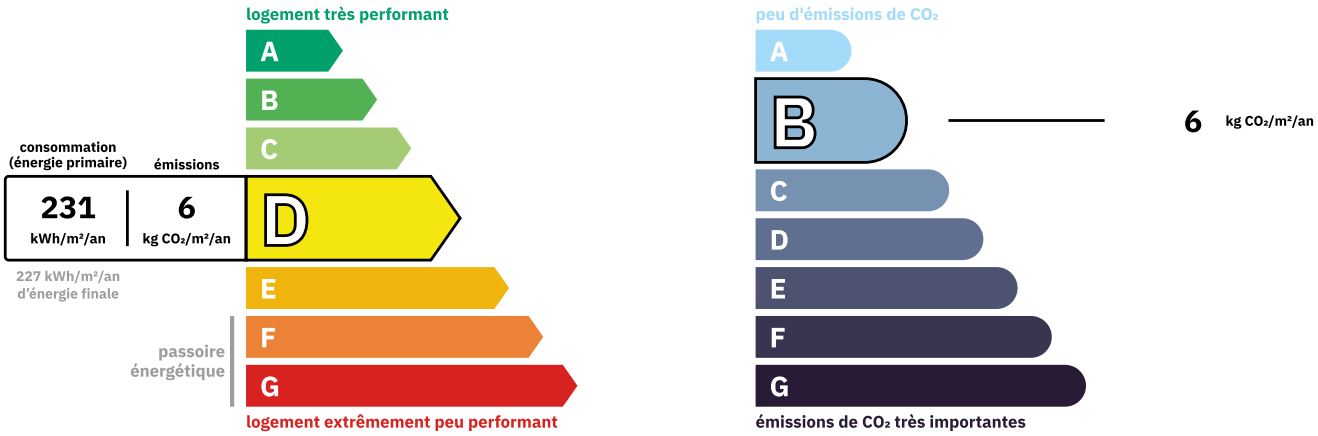
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6680 € and 9090€ for 2023

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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