

Beautiful Moulin with land. Large rooms, stone built quiet location.

EXCLUSIVE



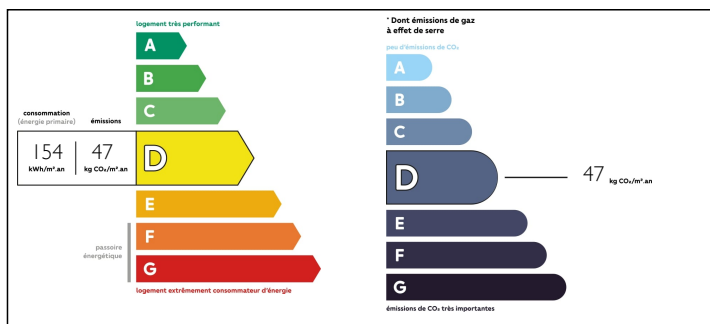
INFORMATION

Town:	Saint-Fraigne
Department:	Charente
Bed:	6
Bath:	7
Floor:	357 m2
Plot Size:	9539 m2

IN BRIEF

A home with President Mitterrand family history built before 1760, in a stunning setting, a haven for wildlife in the county. This home offers peace and tranquility, beautiful area to walk, cycle or fish. Sits on the river Osme, Charente. The property lends itself to a family home, bed and breakfast or gite business.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A wonderful 5 bedroom property, secluded with no immediate neighbours, this former watermill has a lot to offer. The home is well established, comfortable yet with modern comforts. The pool (10x6 with liner) has been well planned and landscaped.

Flexible accommodation, there are 3 or 4 bedrooms in the main part of the house, all with bathroom facilities, as well as 2 annexes interconnecting if required, meaning that friends and family can stay and enjoy your company without encroaching on your space.

Approaching across the river, this substantial property has a large graveled parking area.

Once inside, the house comprises entrance hall, large living and dining area, kitchen with breakfast area, and conservatory overlooking the rear garden. Upstairs large mezzanine/sitting area, and 3 bedrooms all with en-suite facilities. A further bedroom is accessed from the corridor.

A doorway leads to the annex which comprises 2 bedrooms, shower room and large open plan living/dining/kitchen area.

Downstairs a further annex comprises studio style L shaped bedroom and living/dining area kitchen and shower room.

The property has an integral garage which is ideal for one car. There are various outbuildings including bread oven and wood store.

The property benefits from a mixed heating system of oil and wood with some parts having underfloor heating and others radiators. This comfortable property benefits from an idyllic location, set alongside the beautiful Osme river, which joins the river Charente.

LOCAL TAXES

Taxe foncière: 2481 EUR

NOTES