

Charming old renovated mill: 3 bedrooms and park crossed by the Charente. Near Civray and Ruffec.



## INFORMATION

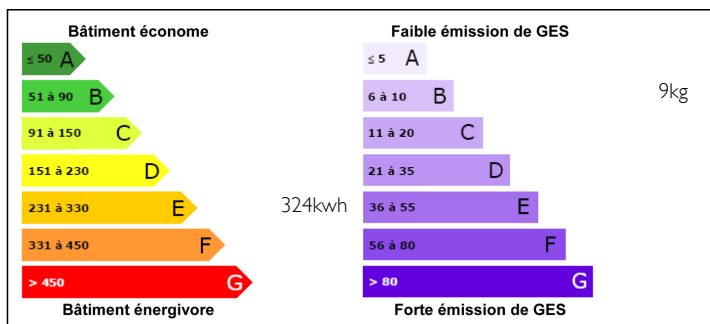
Town:	Lizant
Department:	Vienne
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	4751 m2



## IN BRIEF

This charming former mill has been lovingly renovated and offers a comfortable interior with modern features such as an insert fireplace (installed in 2021) and double-glazed windows in all rooms. Full insulation has also been installed in 2021. What's more, the drainage and electrics are up to date, which is a benefit to new owners. The property's location on the banks of the Charente River, with its small wooden bridges, creates a picturesque and peaceful atmosphere. You can enjoy the gentle sound of the river running through the property, adding a touch of serenity to your living experience. The exterior of the property offers space to create your own space, such as a riverside barbeque area, a sunny seating area, paths for strolling or simply enjoying the scenery.

## 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.



## LOCAL TAXES

Taxe foncière: 400 EUR

## NOTES

## DESCRIPTION

This property is composed of:

- A beautiful main entrance: 16,80m<sup>2</sup> with 6m50 of height.
- A laundry room: 7,08m<sup>2</sup>.
- A fully equipped kitchen with beautiful central island / dining room with exposed stones: 35,5m<sup>2</sup>.
- A bedroom (master suite) with beam and stone wall: 14,38m<sup>2</sup>.
- A shower room with toilet and towel dryer: 6,76m<sup>2</sup>.

## ON THE FLOOR

- At the top of the stairs, 1 Mezzanine office space: 16m<sup>2</sup>
- A toilet with vmc: 1,22
- A shower room with Italian shower and a towel dryer: 3,08m<sup>2</sup>.
- A room on parquet floor: 12,5m<sup>2</sup>.
- A room also on parquet floor: 15m<sup>2</sup>.

## OUTSIDE

A ground raised of 4751 m<sup>2</sup> and punctuated with small bridges from where flows the Charente. The wheel of the mill is not there any more but there is a small dam of water catchment which take part of the flow of the river then a channel of bringing (the Bief).

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