LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32417ET16 Price: 434 000 EUR

agency fees to be paid by the seller

Impressive Water Mill. Exquisite setting. Main house plus an apartment . Over 8 Hectares of Land. Bordeaux 45m

EXCLUSIVE



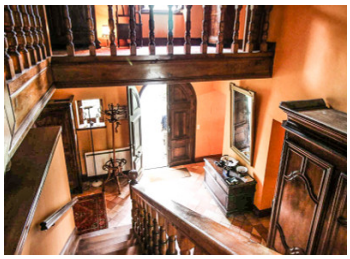












INFORMATION

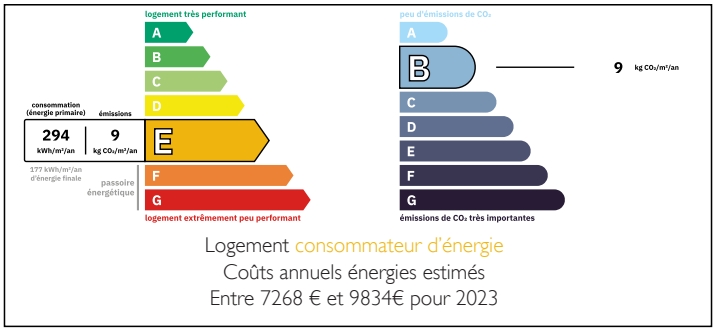
Town:	Saint-Vallier
Department:	Charente
Bed:	6
Bath:	4
Floor:	390 m2
Plot Size:	84483 m2

IN BRIEF

Charming water mill with great potential . Possible small holding, electricity production (some mechanisms are in place), gite rental, retreats....
The main house is exceptional with impressive double height sitting room with stunning fireplace, plus 4 bedrooms and independent 2 bedroom apartment. Beautiful grounds with terraces and lawns by the house, meandering rivers, meadows and woodland beyond.
Local shopping in Chalais (10 minutes). Chalais also has a small local railway station and a rather impressive chateau.

45mn from Bordeaux and 35mn from Angouleme (LGV). Suitable for horses.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7268 € et 9834€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32417ET16 Price: 434 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Ground floor:
HALL with impressive wooden staircase. Door to rear terrace. Door to cellar.
To the right of the hall:
KITCHEN (17m2) with fitted units. French window to terrace.
LIVING ROOM (28m2) with glass wall and doors to:
SITTING ROOM (65m2) stunning, double height room with enormous stone fireplace, exposed beams and French doors to the terrace.
Stone staircase to MEZZANINE (28m2)
To the left of the hall:
WC
BEDROOM 1 (17m2) French window to terrace.
BEDROOM 2 (14m2) French window to terrace.
BATHROOM with bath, walk-in shower and washbasin.
Separate WC
Corridor to utility area and garages:
BOILER ROOM (6m2)
LAUNDRY ROOM (7m2)
UTILITY ROOM (10m2)
GARAGE 1 (22m2)
GARAGE 2 (33m2)

First floor:
Stairs open onto large landing:
BEDROOM 3 (11m2) with washbasin and shower.
BEDROOM 4 (13m2) with washbasin and shower.
BEDROOM 5 (13m2)
BATHROOM with bath, washbasin and bidet.
Separate WC with washbasin.
Door to separate apartment:
(which can also be accessed independently via its own front door and staircase)
LIVING ROOM (40m2) with fireplace and wood-burner, and fitted kitchen units with sink, oven, hob and extractor.
Spiral staircase to:
LANDING
WC
SHOWER ROOM