

Private 16th century property with its mill and a gite, mature garden 3.1ha- 4mn from Barbezieux, Charente



INFORMATION

Town:	Montmérac
Department:	Charente
Bed:	4
Bath:	4
Floor:	327 m2
Plot Size:	31173 m2



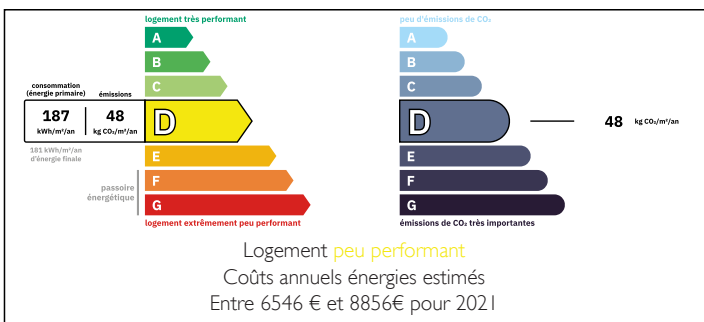
IN BRIEF

Located a few minutes from the town of Barbezieux in Charente, this single storey property situated at the heart of its grounds, is nestled on over 3.1 hectares of walled grounds, offering a private living environment in a haven of peace.

It comprises a 262m² main house with 3 bedrooms and 3 bathrooms, a 16th-century mill with a working millstone for walnut oil production and two waterwheels in need of renovation, a recently built 65m² gîte, a large garage, and a barn.

The beautifully landscaped grounds, bisected by a stream, create a peaceful and bucolic atmosphere. An ideal location for nature lovers.

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

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Access to the property is via an electric gate leading to a private driveway surrounded by greenery, where you will find ample parking spaces. Once parked, you will reach a second electric gate positioned over the stream, leading to the property.

The entrance opens into a large entrance hall with beautiful terracotta tiles, a bright and welcoming 68m² living room with exposed stone walls and two open fireplaces, and a fully equipped, rotunda-shaped kitchen with exposed beams and terracotta tile flooring. The sleeping area comprises three bedrooms, including two master suites, and a bathroom.

The charming, independent cottage features a large living room opening onto a kitchen with a cellar, and upstairs, a large bedroom with a bathroom. Ideal for accommodating guests or for rental purposes. Adjoining the cottage is a large garage and a shed.

All commodities are available in Barbezieux as well as schools,...

LOCAL TAXES

Taxe foncière: 1334 EUR

NOTES