LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A36145ELM16 Price: 480 000 EUR

agency fees to be paid by the seller

Historic 17th-Century Mill Property with Water Rights 4.5 Hectares & Extensive Outbuildings 50mn from Bordeaux







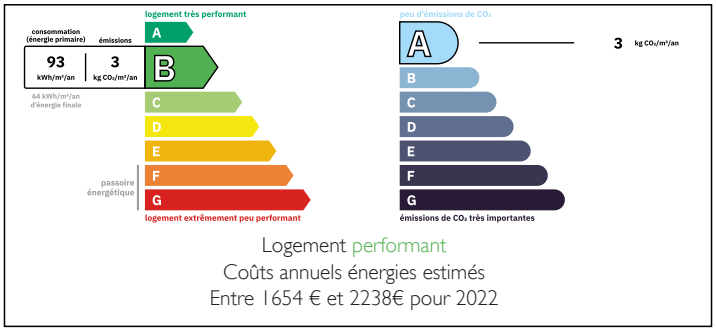








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1654 € et 2238€ pour 2022

INFORMATION

Town:	Challignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	240 m2
Plot Size:	45446 m2

IN BRIEF

Set in a peaceful and private location just 5 minutes from Barbezieux, this remarkable property combines the character of a historic 17th-century site with the comfort of a comprehensively rebuilt home.

South-facing and filled with natural light, the house offers spacious living areas, an open-plan kitchen and dining room, a utility room and a generous ground-floor master suite. Upstairs are three further bedrooms, a bathroom, separate WC and a large attic offering potential for additional accommodation.

The property is surrounded by approximately 4.5 hectares and includes a flour mill with water rights and bread oven, an oil mill requiring restoration, barns and numerous storage areas.

Two charming terraces beside the mill canal create a wonderful setting for relaxing by the water.

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.

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LOCAL TAXES

Taxe foncière: **1085 EUR**

NOTES

DESCRIPTION

Set in a peaceful and private location just 5 minutes from Barbezieux, this distinctive property offers a rare combination of historic character, generous land and an exceptional collection of traditional outbuildings.

Originally dating from the 17th century, the property has been comprehensively rebuilt, retaining the atmosphere and character of the original site while offering contemporary living comfort and excellent energy efficiency.

South-facing and enjoying plenty of natural light, the house is arranged over two floors.

The main house
On the ground floor, the entrance hall leads to a cosy sitting room with a wood-burning stove and fireplace insert. A spacious second living area opens onto the fully equipped kitchen and dining room, creating a sociable and welcoming space for everyday living and entertaining.

This level also includes a generous utility room and a comfortable master suite with dressing room, bathroom and WC. The ground-floor layout offers the possibility of easy single-level living.

Upstairs, a large landing leads to three further bedrooms, a family shower room and a separate WC. A spacious attic area offers useful storage and potential for additional accommodation, subject to the necessary permissions.

Historic outbuildings and water features
The property benefits from a remarkable collection of traditional buildings, each offering character and potential.

These include:
A flour mill with water rights, in very good condition;
An authentic traditional bread oven;
An adjoining oil mill, requiring restoration;