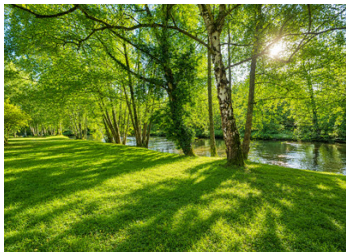


Charming riverside home on the site of a former watermill, 4 beds, outbuildings – Alloue



INFORMATION

Town:	Alloue
Department:	Charente
Bed:	4
Bath:	2
Floor:	152 m ²
Plot Size:	4608 m ²



IN BRIEF

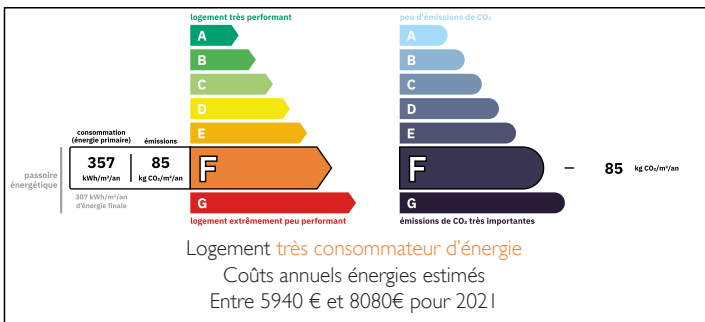
The property is situated in the charming village of Alloue, which offers essential amenities including a bar, grocery shop, school, and a post office/library. Daily convenience is close at hand, with Champagne-Mouton (8 minutes) providing a Carrefour supermarket and further services. The vibrant market town of Confolens is just 10 minutes away, offering shops, restaurants, healthcare and leisure activities. For travel, Limoges Airport is around 45 minutes, making the location ideal for both permanent living and holiday use.



Whether you're dreaming of a spacious family home, a riverside retreat, or a project with gîte possibilities, this unique house is ready to become something truly special.

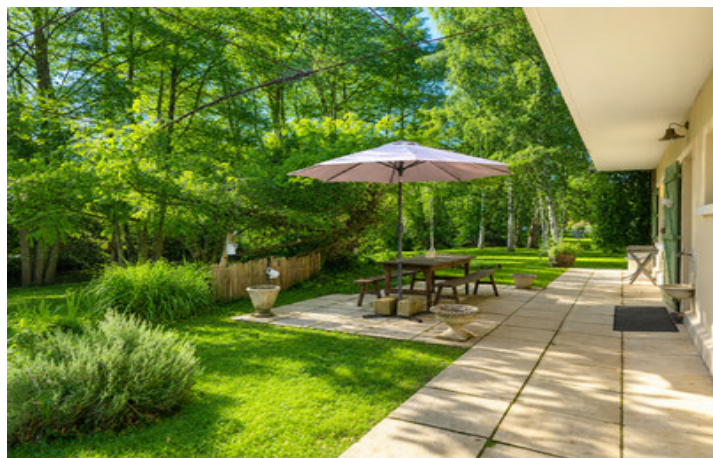


ENERGY - DPE



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

The Main House (approx. 150 m²) was purposely constructed in an elevated position, providing sloping views across the garden and down towards the river.

Ground Floor-

Entrance into a bright open-plan living space with fitted kitchen and dining/living area (54.8 m²), filled with natural light and enjoying a double aspect.

Family bathroom (7.91 m²) with bath, basin and bidet.

Separate WC (1.7 m²).

Large utility/boiler room (14.8 m²) with external access.

First Floor

Accessed by an elegant marble staircase:

Spacious landing (9.32 m²) ideal for an office or reading nook.

Four bedrooms (10.34 m², 11.78 m², 11.9 m² & 10 m²) – three with direct access onto a beautiful balcony overlooking the river.

Bathroom with shower, bath and basin (6.87 m²).

Separate WC (1.9 m²).

Landing also opens onto the full-length balcony with tranquil views.

Second Floor-

Large convertible attic offering exciting potential for additional living space.

Outbuildings & Exterior-

Large attached workshop/garage (166 m²): formerly part of the mill, now with a new roof and concrete floor – perfect for vehicles, projects or further development.

Separate stone building, ideal for a gîte conversion-

Ground floor rooms (38.7 m², 29.7 m², 34.5 m²)

First-floor room (38.3 m²) leading onto a covered balcony.

Front terrace for outdoor dining.

Rear courtyard

LOCAL TAXES

Taxe foncière:

1762 EUR

NOTES