LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45960EB16 Price: 850 000 EUR

agency fees to be paid by the seller

Exceptional 17th-Century Watermill with Turnkey Gîte Business Near Cognac







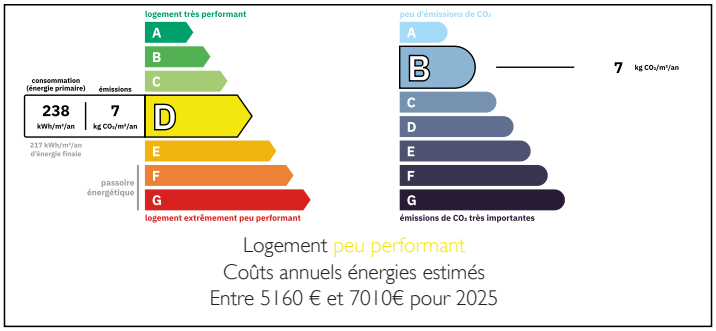








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5160 € et 7010€ pour 2025

INFORMATION

Town:	Bourg-Charente
Department:	Charente
Bed:	12
Bath:	7
Floor:	659 m2
Plot Size:	2150 m2

IN BRIEF

Just 10 minutes from the historic town of Cognac and 5 minutes from the picturesque riverside town of Jarnac, is this exceptional property that offers a rare opportunity to own a piece of French heritage combined with an established gîtes business.

Set in a peaceful and idyllic riverside setting, this beautifully renovated 17th-century mill and 4 adjoining gites sit within approximately 2,150m² of private grounds. The beautifully restored mill offers spacious and elegant accommodation with original architectural features and generous living spaces. The 4 adjoining gîtes have been fully renovated with high-quality finishes and their own private outdoor space and excellent guest facilities:

The property perfectly blends authentic character with modern comfort, creating a unique opportunity to enjoy the French lifestyle while running a successful hospitality business.

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:	**5504 EUR**

NOTES

DESCRIPTION

The beautifully restored mill (approximately 258m²) comprises a ground floor with entrance hall, dining room with open-plan kitchen, spacious living room, office and utility areas. There are two large bedrooms including a stunning 60m² master suite with dressing room and bathroom and a second bedroom with its own bathroom.

The adjoining gîtes are configured as follows ;

- Gîte 1: 65m² – 1 bedroom, 1 shower room with WC
- Gîte 2: 90m² – 2 bedrooms, 1 shower room with WC
- Gîte 3: 110m² – 2 bedrooms, 1 shower room with WC
- Gîte 4: 180m² – 5 bedrooms, 3 shower/ bathrooms with WCs

Each gîte is sold fully equipped and ready to continue operating, including furniture, appliances, linens, kitchenware and décor. The business has an excellent reputation with guests and generates an established annual income, with further potential for growth.

Outside, the private gardens include a summer kitchen perfect for entertaining family, friends or guests, a large open sided barn that could easily host retreats or alfresco events and a private riverside jetty offering the opportunity to enjoy the surrounding wildlife.

Other highlights include ;

- Workshop, boiler room and extensive storage
- Parking courtyard for up to 6 vehicles
- Two separate entrances with electric gates
- Solar panels generating additional income
- Pellet heating system with individual controls for each property
- Double glazing and excellent insulation
- Fibre optic internet