LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47000DGE16 Price: 483 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (460 000 EUR without fees)

Near Angoulême: a beautifully restored 18th-century watermill















INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	3
Floor:	338 m2
Plot Size:	1370 m2

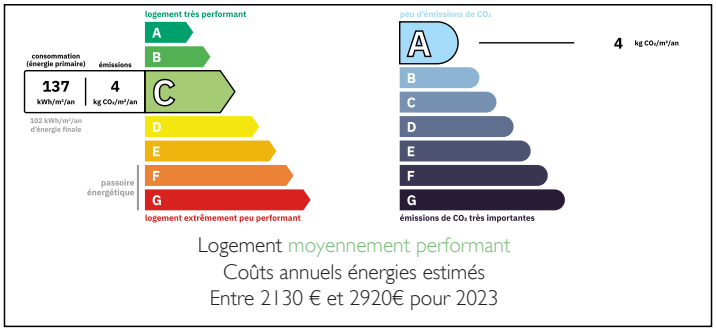
IN BRIEF

What if your next home had a soul? Less than 15 minutes from Angoulême and its high-speed rail station, discover this exceptional 18th-century watermill, fully restored between 2020 and 2024. Beyond the gates lies an enclosed garden of 1,370 m², bordered by the river and the mill channel: a peaceful, timeless setting with no overlooking neighbours.

Offering 338 m² of living space, the property features an impressive 53 m² reception room, a 30 m² family kitchen, five bedrooms including a ground-floor principal suite, and a spectacular 75 m² lounge-library with exposed stonework and a cathedral ceiling. Terraces, fruit trees, a well, small river islands, a garage and covered outbuildings complete this unique retreat.

The roof, heating, electrics, plumbing, windows and façades have all been renovated. Historic charm

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2130 € et 2920€ 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.

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LOCAL TAXES

Taxe foncière:	**2000 EUR**

NOTES

DESCRIPTION

The property's automated gate opens onto a lovely, west-facing park with mature trees, leading you to the entrance of this mill, which comprises, on the ground floor:
- Spacious entrance hall (12m²)
- A large, light-filled living room (53m²), double-aspect with a wood-burning insert, opening onto the front and rear terraces of the property
- A 30m² kitchen-diner, also double-aspect, with a pellet stove
- A toilet with washbasin (6m²)
- A 30m² master suite comprising a large bedroom and an en-suite shower room with a walk-in shower and WC
- A large 40m² utility room with a water-to-water heat pump, a thermodynamic hot water tank and a water softener

The first floor comprises:
- 3 bedrooms (22m², 20m² and 18m²), one of which has an en-suite shower room of 7m²
- 1 bedroom or study of 14m² opening onto a large 75m² lounge/library area featuring exposed stonework and a cathedral ceiling
- Shower room (5m²) with shower and WC

The outdoor areas complement the high standard of finish throughout this property, featuring a rear terrace overlooking the canal – which could still power a turbine today – numerous fruit trees, a working well, small islands along the riverbank, various lean-tos and a garage

Ideally situated in a protected setting less than 15 minutes from Angoulême town centre and its high-speed rail station (1 hour 45 minutes to Paris and 40 minutes to Bordeaux), this rare property – unique due to its history and high-quality renovation – is sure to appeal to all lovers of nature...

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