

Restored former mill, 340m², 5 bedrooms, spacious living areas, garage, lean-to and enclosed grounds



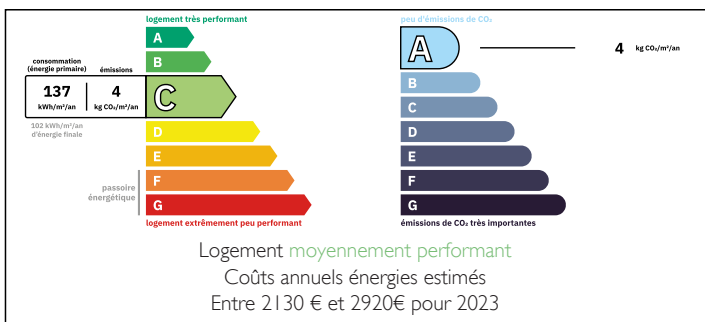
INFORMATION

Town:	Asnières-sur-Nouère
Department:	Charente
Bed:	5
Bath:	2
Floor:	338 m2
Plot Size:	1370 m2

IN BRIEF

A fully restored 18th-century mill offering 338m² of living space on a wooded, enclosed plot of 1,370m². A quiet, secluded location in a hamlet less than 15 minutes from Angoulême town centre.

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.



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...