LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47140EB17 Price: 649 950 EUR

agency fees included: 6 % TTC to be paid by the buyer (613 161 EUR without fees)

Historic 16th Century Moulin, 4 Separate Properties, with Established Gîte & B&B Business







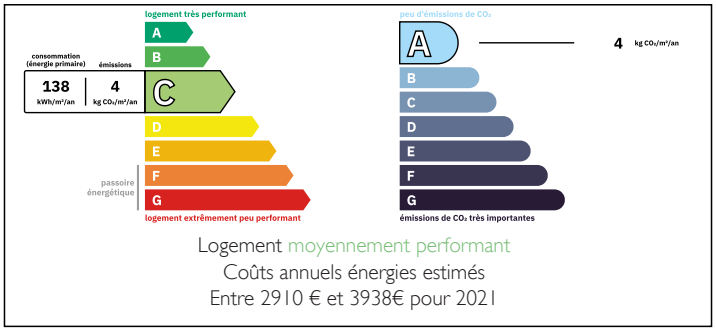








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2910 € et 3938€ pour 2021

INFORMATION

Town:	Saint-Maigrin
Department:	Charente-Maritime
Bed:	11
Bath:	6
Floor:	450 m2
Plot Size:	20566 m2

IN BRIEF

A unique historic moulin offering exceptional space, character and business potential in the Charente-Maritime countryside. Set within approximately 2 hectares of beautiful gardens and land, this remarkable property combines the charm of its former mill workings with an unusually versatile arrangement of accommodation.

Around 450m² of habitable space is divided into four separate living areas, including a one-bedroom studio, two-bedroom gîte, four-bedroom B&B and spacious four-bedroom owners' house. Already operating successfully as a gîte and bed and breakfast, it offers the opportunity to continue an established hospitality business, while its flexible layout could equally suit a large or multi-generational family, holiday retreat or a combination of private living and rental accommodation.

With its peaceful setting, original mill features,

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:	**3577 EUR**

NOTES

DESCRIPTION

Steeped in history and surrounded by approximately 2 hectares of beautiful gardens and land, this remarkable former moulin offers a rare opportunity to acquire a substantial and highly versatile property in the Charente-Maritime countryside.

The property comprises four separate living spaces, providing an impressive total of approximately 450m² of habitable accommodation. There is a one-bedroom studio (32m2), a two-bedroom gîte (90m2), a four-bedroom house currently operated as a successful bed and breakfast (105m2), and a spacious four-bedroom owners' residence (213m2). In total, the property offers 15 rooms, 11 bedrooms and 6 bathrooms or shower rooms, making it equally suited to an established hospitality business, an extended or multi-generational family home, or a combination of private living and rental accommodation.

The old workings of the mill remain visible, adding character and a genuine sense of history, while the extensive grounds provide plenty of space to enjoy the peaceful rural setting. Gardens, terraces and open land create a wonderful environment for outdoor living, with considerable scope for further development or landscaping if required. There are also several large outbuildings (total of 125m2) with the potential to create further accommodation or spaces for retreats.

Currently operated successfully as a gîte and bed and breakfast business, the property offers buyers the opportunity to continue an established activity from day one. Equally, the flexible layout means the accommodation could be adapted to suit a large family, multiple generations, or those looking for a substantial home with additional income potential.

A truly distinctive property...