

Mill end XIX house 5 rooms, 1 annex, outbuildings, almost 40 ha of meadows woods 45min Bordeaux



## INFORMATION

Town:	Montguyon
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	409433 m2

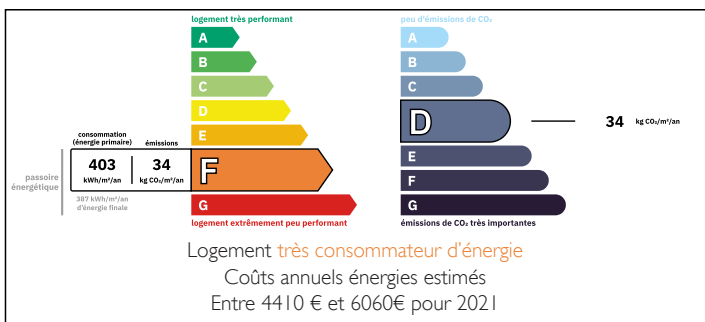
## IN BRIEF

Nestled in the hollow of a valley, this old mill will welcome all your projects: a large family, guest rooms, lodgings, reception hall, seminar.

Quiet and peaceful environment! it is the lock which marks the separation between the two communes of Neuvicq and Le Fouilloux, at the exit of Montguyon.

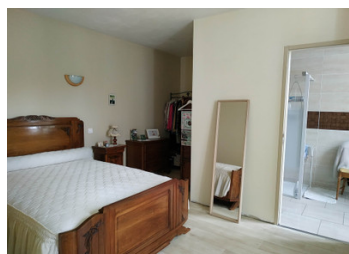
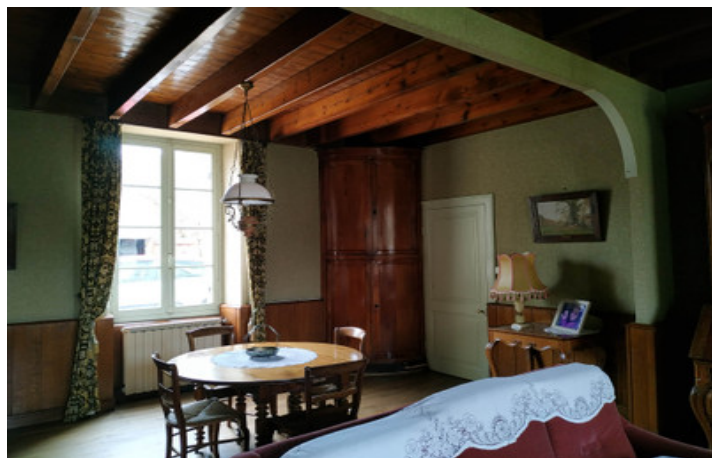
Exceptional location at the crossroads of Charente Maritime, Dordogne and Gironde

## 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

Old mill that produced flour, a hydraulic turbine replaced the wooden wheel to produce alternating current, which allows you to heat the house.

This domain is composed of:

The mill adjoining the main house (about 200m<sup>2</sup>) whose living room is on the water and gives access to a running balcony on which you can have your breakfast to the sound of the water.

The entrance hall serves the kitchen, an office, a living room opening onto the riverside terrace and a living room. On the garden level, a parental suite also opens onto nature.

The 1st floor serves a bathroom and an anti-bedroom, then the bedroom, and 3 other bedrooms complete this level.

A first outbuilding and its lean-to, by the water with a superb fireplace which may be your summer kitchen with its old oven.

An old cellar, with its tanks and its still, an old stable and cowshed, (around 900m<sup>2</sup> of buildings near the house) and also: two open sheds which allowed the operation of the old sawmill and finally, meadows, meadows and woods with an old washhouse, a well at the edge of the palace and its reach.

Some works to be planned, and complete the replacement of the single-glazed wooden frames. Also provide a sanitation system.

Central heating with a wood and fuel boiler.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 2450 EUR

Taxe habitation: EUR

## NOTES