

## 18th-century mill estate with 3 gîtes, working 17th-century watermill, reception hall and gardens



## INFORMATION

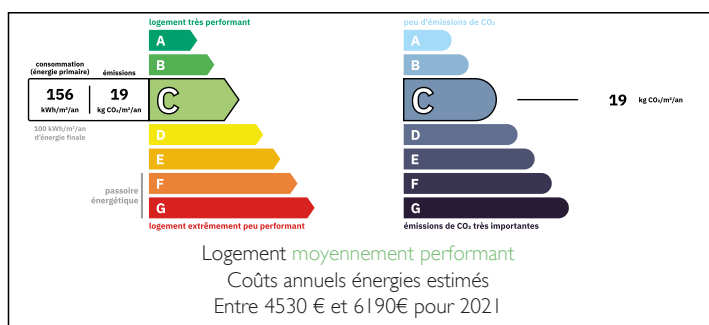
|             |                   |
|-------------|-------------------|
| Town:       | ST MAIGRIN        |
| Department: | Charente-Maritime |
| Bed:        | 12                |
| Bath:       | 9                 |
| Floor:      | 350 m2            |
| Plot Size:  | 11 000 m2         |

## IN BRIEF

Set within approximately 2 hectares of beautiful grounds, this exceptional estate offers nearly 790 m<sup>2</sup> of living space and outstanding residential and commercial potential. It comprises a fully renovated 350 m<sup>2</sup> maison de maître, three independent gîtes, a magnificent 250 m<sup>2</sup> reception hall and numerous outbuildings. At its heart is a remarkable working 17th-century watermill, still producing flour and oil and benefiting from officially recognised water rights, with potential for micro-hydroelectric power. The grounds feature a stream, pond, bamboo grove, mature trees and a traditional bread oven, while the outbuildings offer scope for equestrian facilities. Sold fully furnished and equipped, the property is ideally suited to a prestigious family home or a gîte, B&B, events or equestrian tourism project.



## 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

Just 30 minutes from Cognac, 15 minutes from Jonzac and one hour from Bordeaux, this character property combines heritage, elegance and nature in a beautifully preserved setting extending to approximately 2 hectares.

Offering nearly 790 m<sup>2</sup> of living space, the estate includes an elegant, fully renovated maison de maître of approximately 350 m<sup>2</sup>, featuring spacious reception rooms, a fitted kitchen, five bedrooms with private bathrooms, and an additional bedroom.

The property also includes three independent gîtes of 55 m<sup>2</sup>, 70 m<sup>2</sup> and 63.5 m<sup>2</sup>, providing a further six bedrooms in total, with some benefiting from private gardens or terraces.

A true centrepiece of the estate is its exceptional 17th-century watermill, which is still in operation and can be used to produce flour and oil. The mill also benefits from officially recognised water rights, offering potential for the installation of a micro-hydroelectric power plant, subject to the necessary studies and authorisations.

A magnificent 250 m<sup>2</sup> reception hall, with exposed roof timbers, an impressive fireplace, WCs and a catering preparation area, together with two covered areas and numerous outbuildings, completes the property.

The outbuildings also offer the possibility of creating horse boxes, providing excellent potential for the development of an equestrian tourism activity alongside the estate's accommodation and reception facilities.

The grounds extend to approximately 2 hectares and are crossed by a stream, with a pond, bamboo grove, mature trees, vegetable garden and traditional bread oven. There is also potential to create a swimming pool, subject to the necessary permissions.

## LOCAL TAXES

Taxe foncière: 4270 EUR

## NOTES