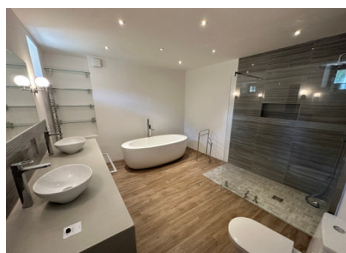


Beautifully renovated old mill- 4 bedrooms & bathrooms - 7hec Pool. 5mn from Barbezieux. Negotiable price



## INFORMATION

Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	4
Bath:	4
Floor:	440 m2
Plot Size:	71640 m2



## IN BRIEF

Located in the south of the Charente department, this property offers you a private setting to find calm and serenity while remaining accessible to all amenities. 5 mins from Barbezieux, 30 mins from Angoulême and 1 hour from Bordeaux

Superb renovation combining modernity and elegance while retaining the historic character of the mill.

Composed of 2 detached houses, a main house of 351m<sup>2</sup> and a guest house/gîte/studio of 89m<sup>2</sup>.

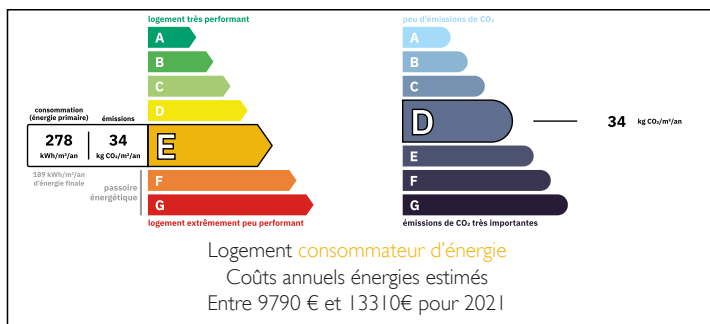
4 bedrooms, 2 bathrooms, 2 shower rooms, 2 fully equipped kitchens, a large living space of 113m<sup>2</sup>.

Double glazing in the main house with the exception of 3 windows.

Underfloor heating (gaz) and chimney

Septik tank compliant - BRAND NEW 5,000 litres

## 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: 2647 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

After the entrance gate, you will discover the guest house on the right and a bit further down on the continuity of the road, the main house with a terrace on its right where you can relax to the sound of the water current by its side.

You access the house through a beautiful period wooden door onto a 9m<sup>2</sup> entrance hall with an original vault, stone walls and an original ceiling. In the continuity, a toilet and a sink 2m<sup>2</sup>.

The kitchen / dining room of 31m<sup>2</sup> is fully equipped and bright thanks to its 3 large windows, you will also find an open and functional fireplace.

The 113m<sup>2</sup> living / dining room is a large living room ideal for entertaining family or friends or for simply relaxing. 6m high ceiling with exposed beams, 9 skylights providing excellent light and a large accordion bay window giving you direct access to the garden. Underfloor heating

The 47m<sup>2</sup> master bedroom is composed of a modern ensuite of 13m<sup>2</sup> with a bath, a shower, 2 sinks and a WC; and a dressing room of 10m<sup>2</sup>. French window giving direct access to the garden. Underfloor heating in the bedroom.

Mezzanine, accessible from the large living space by a wrought iron staircase offers you:  
a 47m<sup>2</sup> living room and a 4m<sup>2</sup> office  
a 15m<sup>2</sup> bedroom  
a 6m<sup>2</sup> bathroom with a shower, a sink and a toilet.

First floor, also accessible from the large living space by another wrought iron staircase...