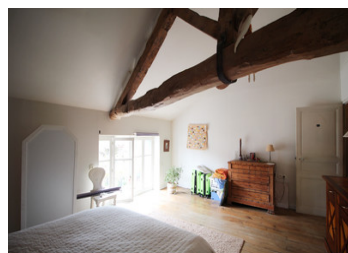


Charming Water Mill with Riverside Garden



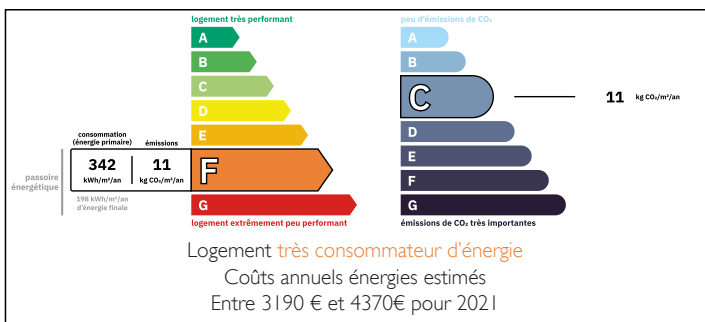
INFORMATION

Town:	Saint-Fraigne
Department:	Charente
Bed:	2
Bath:	3
Floor:	190 m2
Plot Size:	1484 m2

IN BRIEF

Discover tranquility in this characterful stone water mill nestled in the heart of the countryside. With its picturesque setting and mature riverside garden, this property offers a unique blend of history and natural beauty. One of the two living rooms, can easily be transformed into a spacious third bedroom. Gather with family and friends in the inviting dining room, where meals become memorable moments. The well-appointed kitchen awaits, ready for culinary adventures. Step outside and breathe in the fresh air as you explore the mature garden along the water's edge. Imagine lazy afternoons by the river, surrounded by lush greenery. This rural gem is conveniently located within striking distance of charming villages with essential amenities. Escape the hustle and bustle, and make this enchanting water mill your own.

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

Water mill comprising on the ground floor:

living room: 40M2

kitchen: 29,6M2

dining room: 15M2

shower room with WC

second living room: 30,5M2

First floor:

Landing

bedroom with bathroom, WC and dressing room.

21,8M2

small lounge: 7,75M2

second bedroom: 13,9M2

outside:

riverside garden

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

LOCAL TAXES

Taxe habitation: EUR

NOTES