

SOLD Beautiful 4 bedroomed mill set on 14 000m2 of land with well established garden and lake.

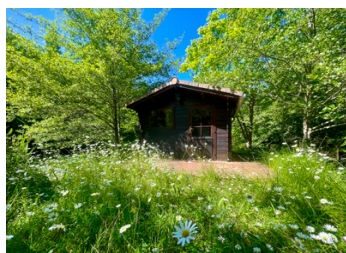
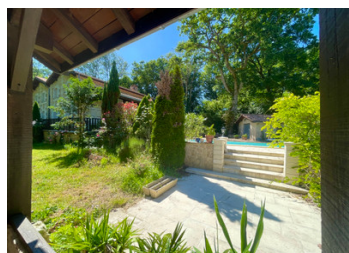
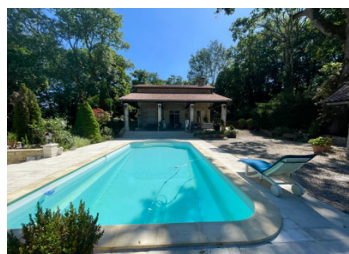


INFORMATION

Town:	Montguyon
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	240 m2
Plot Size:	14614 m2

IN BRIEF

Well maintained 4 bedroomed mill house situated 4 km from the small market town of Montguyon. This perfectly renovated watermill nestles in over 14 000m2 of landscaped garden with a huge covered terrace between the swimming pool and the house. A visit will not disappoint you.

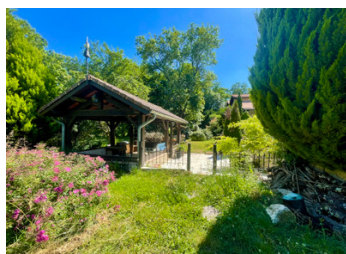
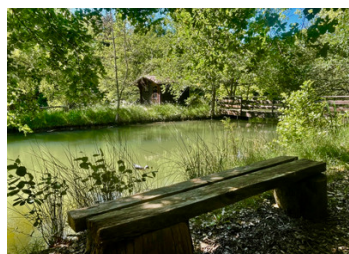


ENERGY - DPE

DPE not required.

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: 2530 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house comprises on the ground floor : an entrance hall leading to a ground floor bedroom (10m²) and to the large lounge (52m²) with fireplace and cathedral ceiling including two large skylights. In front of the living room there is an immense covered terrace (64m²) which overlooks the beautiful stone surround 4.6 x 10m swimming pool. The living room leads through to a large dining/kitchen area (46m²), with its girondin tiled floor. Three large glass inserts in the floor reveal the mill race and part of the old mill's machinery. The kitchens equipped and a shower room and separate wc are also on the ground floor. A staircase leads down from the dining room to two cellars (34m²). From the lounge another staircase leads up to a walk around mezzanine and second living area looking out over the garden and mill race. A landing leads to three more bedrooms, (12,5, 10 and 15m²) the last having its own dressing room (8,6m²). A family bathroom (13m²) with a large walk-in shower, washbasin and a separate wc complete the layout upstairs. The house is heated by two reversible heat pumps which provide underfloor heating and air conditioning. All the windows are double glazed and the roofs and shutters have been changed. All the wooden flooring, beams and skirting boards are solid oak. The garden (14 614m²) is well maintained with a huge variety of species and a great number of...