

Luxury Water Mill, with rights in Ardin, Deux-Sèvres, character home with outbuildings and land



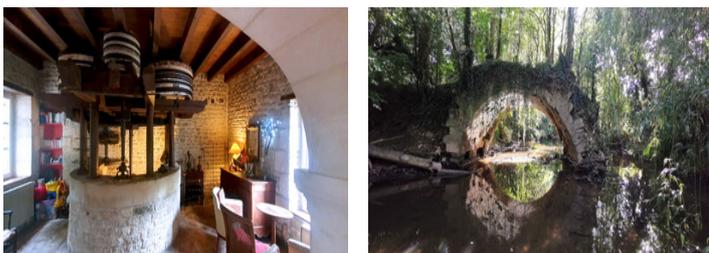
INFORMATION

Town:	Ardin
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	230 m2
Plot Size:	20000 m2



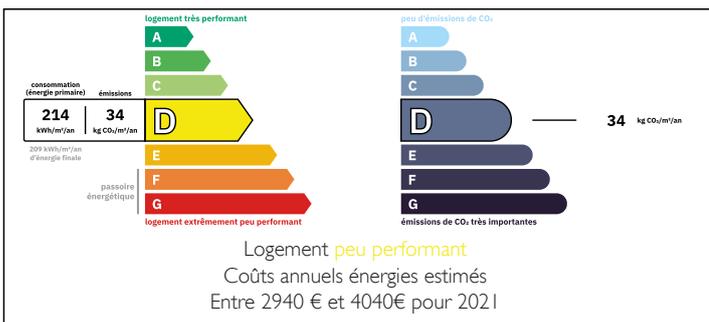
IN BRIEF

This is an exceptional discovery. A beautiful and spacious character family home with a historic 17th-century watermill in Deux-Sèvres, Southwest France. It offers the perfect blend of authentic charm and modern comfort and is set in a very pretty countryside setting. Alongside the river l'Autize, this property enjoys a peaceful, romantic atmosphere with the sound of flowing water, mature gardens and an orchard, all creating a truly ideal setting. Currently run as a holiday gîte, the house offers excellent income potential and is ideal for hosting private events such as weddings, retreats or family celebrations. The surrounding land could also suit small-scale farming, equestrian use or eco-living projects, with the added bonus of being able to generate your own electricity on-site.



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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

This elegant character watermill property with river frontage offers the best of both worlds; historic authenticity from the 17th Century and present-day convenience. Benefiting from gas central heating via a modern boiler and beautiful large open fireplace, the home is fully equipped for comfortable year-round living. The septic fosse conforms.

It's a perfect home sanctuary, the one place in the world where you can feel completely yourself. A ready-to-move-in countryside home in France, or an income-generating gîte property with the option to host guests, retreats, or events in a serene rural environment.

The modern fitted kitchen is bright and functional, with ample storage and a separate utility room providing space for a freezer, washing machine, and fridge. The adjoining dining room exudes French elegance, with a beautiful exposed stone wall and a striking chandelier setting the tone for family dinners or entertaining guests. A convenient WC with washbasin is located just behind the dining area.

The spectacular and spacious family lounge of approximately 52 m² showcases the property's history, with a vaulted ceiling, the millstones exposed and a marble fireplace serving as the centrepiece of the room. Large windows flood the space with natural light, opening directly onto the garden and offering peaceful river views. The staircase, adapted for a stair lift, leads to the first floor, where you'll find three generous double bedrooms.

The master bedroom (44 m²) is quite breathtaking, a light-filled sanctuary with an en-suite bathroom with separate WC, offering...

LOCAL TAXES

Taxe foncière:	1088 EUR
Taxe habitation:	EUR

NOTES