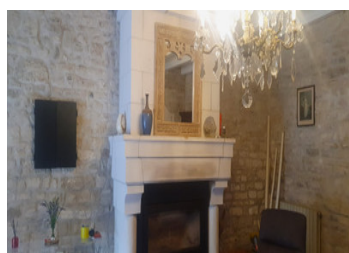
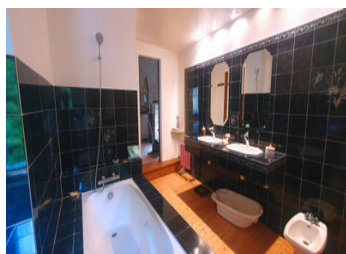
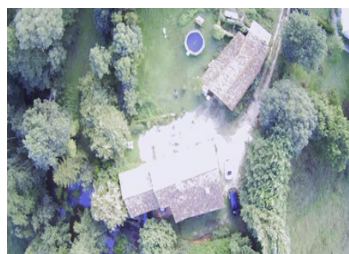


Exceptional Authentic Luxury Character Water Mill with rights - Family Home with Outbuildings



INFORMATION

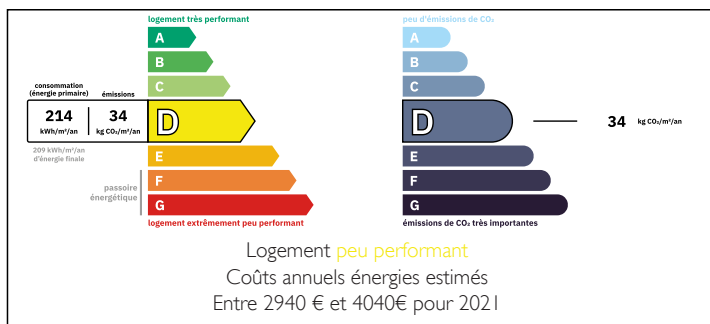
Town:	Ardin
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	230 m2
Plot Size:	20000 m2



IN BRIEF

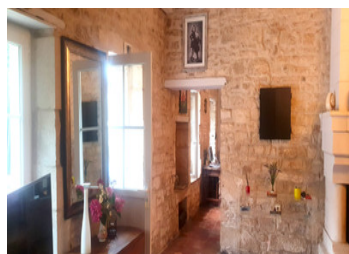
Leggett proudly presents this beautiful and spacious detached water mill house in the Deux-Sèvres Department which offers a perfect blend of rusticity and modern luxury. Situated in a quiet rural setting amid approximately 2 hectares. Extremely well-presented property featuring a spectacular emblematic watermill from the 17th century with the river l'Autize coursing to the side of the house. This provides the relaxing sound of water with lovely trees surrounding the gardens, mature shrubs and an orchard. An utterly enchanting scene, filled with romance! The current owners rent out the house as a gîte during the summer season and the grounds could serve to host various events to generate income opportunity. Not only that but agricultural or raising animals. There is also the potential to generate your own electricity. The surrounding countryside and water...

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

A very Charming Family Farmhouse accessible and with modern comforts. This delightful character mill offers a rare opportunity to own a home that seamlessly blends rustic charm with contemporary living. Perfect for those seeking a peaceful, nature-filled lifestyle, the mill house is an exceptional retreat with versatile living spaces and potential for income generation.

It features a modern kitchen: fully equipped, the kitchen leads to a functional utility room with ample space for a freezer, washing machine, and fridge, making daily tasks a breeze. The adjoining elegant dining room boasts a stunning chandelier and a beautiful exposed stone wall, creating a perfect setting for family meals or entertaining guests. A convenient toilet with a washbasin is situated behind the dining room. Spectacular lounge/family room of an expanse of approx. 32m², featuring a vaulted ceiling with exposed millstones, highlighting the property's history and unique character. A striking marble fireplace serves as the heart of the home, while large windows fill the space with natural light, leading out to the garden.

The staircase, adapted for a stair lift, provides access to the upper floor, which features three generous double bedrooms. The master bedroom (22.13m²) is a light-filled sanctuary with an en-suite bathroom, offering a luxurious and peaceful retreat. Additional Bedrooms, the two additional double bedrooms are very spacious, with one offering a mezzanine area for extra sleeping arrangements, perfect for guests or a growing family. The hallway leads...

LOCAL TAXES

Taxe foncière: 1039 EUR

Taxe habitation: EUR

NOTES