

Superb 18th century mill. 4/5 bedrooms. 3 bathrooms. Swimming pool. Outbuildings. Parkland. Close to river.



## INFORMATION

Town:	Chasseneuil-sur-Bonnieure
Department:	Charente
Bed:	5
Bath:	3
Floor:	245 m2
Plot Size:	24206 m2

## IN BRIEF

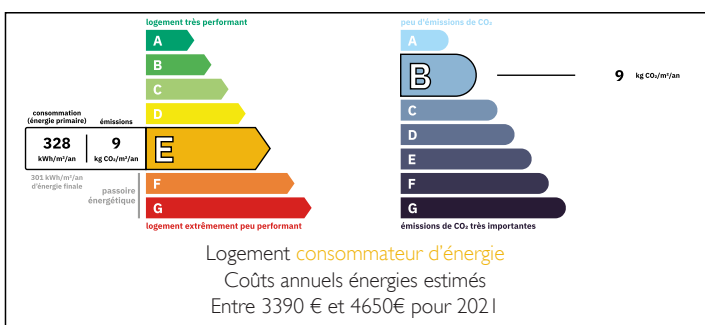
A unique, unspoilt setting for lovers of tranquillity and the river. This former 18th-century mill has been restored with care and taste to offer you a rare place. You will be seduced by the old features that give this house the authentic charm of houses with a soul and a history: old fireplaces, stone floors and walls, beams and old wooden floors. Nestling in the Charente countryside, with its 4/5 bedrooms, 3 bathrooms and spacious, cosy 75 m<sup>2</sup> living room, this house is the perfect place to welcome family and friends in comfort. The vast wooded grounds, covered swimming pool, terraces and outbuildings will allow you to enjoy the outdoors in an intimate setting all year round, with unique views over the countryside.

Fibre optic connection means you can also work from home.

The warmth of the house and its...

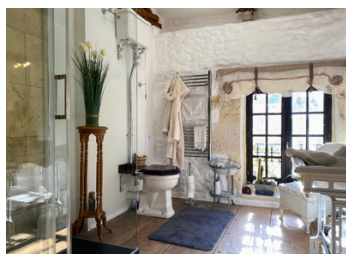


## ENERGY - DPE



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

\*The property comprises :

### ON THE GROUND FLOOR

- Entrance/hall: 16 m<sup>2</sup>.
- Kitchen with dining area and lounge: 40 m<sup>2</sup>.

### ON THE FIRST FLOOR / ACCESS FROM THE KITCHEN

- Bedroom 1 with dressing room: 23 m<sup>2</sup>
- Private bathroom with WC: 10 m<sup>2</sup>.

### ON THE FIRST FLOOR / ACCESS FROM THE ENTRANCE HALL

- Shower room with WC: 7.5 m<sup>2</sup>.
- Bedroom 2: 8.11 m<sup>2</sup>
- Bedroom 3 (8.38 m<sup>2</sup>)
- Bedroom 4 (19 m<sup>2</sup>) with private shower room and WC (6.4 m<sup>2</sup>)

### GARDEN LEVEL

- Spacious living room with fireplace: 75 m<sup>2</sup> (75 sq ft)
- Living room/bedroom 5: 33 m<sup>2</sup> (33 sq ft)
- WC
- Cellar: 2.2 m<sup>2</sup>.

\*Terraces (covered and uncovered)

\*Wooded park and garden

\*Covered swimming pool (5 x 3 m)

\*Adjoining and non-adjoining outbuildings: 160 m<sup>2</sup> in total (old roofs, old mill rooms)

Just 4 km from Chasseneuil sur Bonnieure and 28 km from Angoulême.

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

## LOCAL TAXES

Taxe foncière: 734 EUR

Taxe habitation: EUR

## NOTES