

Charming and private 16th century property with its mill and a gite, mature garden 3.1ha- 4mn from Barbezieux



INFORMATION

Town:	Montmérac
Department:	Charente
Bed:	4
Bath:	4
Floor:	327 m2
Plot Size:	31173 m2



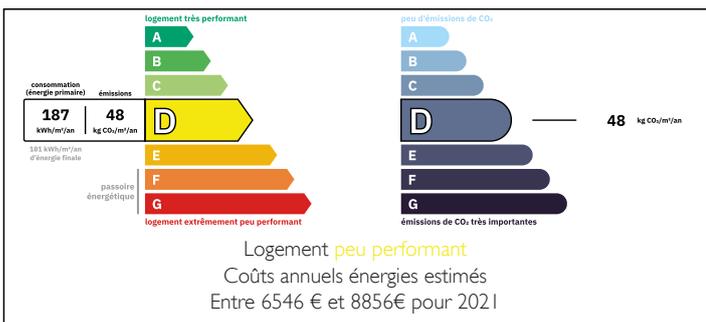
IN BRIEF

Nestled on over 3.1 hectares of walled grounds, this property, situated at the heart of its grounds, offers a private living environment in a haven of peace, just minutes from Barbezieux where you'll find all amenities, including schools, doctors, a hospital, weekly markets, and much more.

It comprises a 262m² main house with 3 bedrooms and 3 bathrooms, a 16th-century mill with a working millstone for walnut oil production and two waterwheels in need of renovation, a recently built 65m² gîte, a large garage, and a barn.

The beautifully landscaped grounds, bisected by a stream, create a peaceful and bucolic atmosphere. An ideal location for nature lovers.

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.



LOCAL TAXES

Taxe foncière: 1334 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Access to the property is via an electric gate leading to a private driveway surrounded by greenery, where you will find ample parking spaces. Once parked, you will reach a second electric gate positioned over the stream, leading to the property.

The entrance opens into a large entrance hall with beautiful terracotta tiles, a bright and welcoming 68m² living room with exposed stone walls and two open fireplaces, and a fully equipped, rotunda-shaped kitchen with exposed beams and terracotta tile flooring. The sleeping area comprises three bedrooms, including two master suites, and a bathroom.

The charming, independent cottage features a large living room opening onto a kitchen with a cellar, and upstairs, a large bedroom with a bathroom. Ideal for accommodating guests or for rental purposes. Adjoining the cottage is a large garage and a shed.

Just 20 minutes from the spa town of Jonzac, 35 minutes from Angoulême and its TGV station, and 1 hour from Bordeaux and its international airport

About the Charente region

Nestled in the heart of one of the most authentic and unspoiled regions of Southwest France, the Charente countryside captivates with its gentle way of life, its bucolic rolling landscapes, its lively farmers' markets, its charming villages, and its rich heritage. Here, time seems to stand still, providing an ideal setting to recharge in nature while enjoying a region renowned for its cultural richness and gastronomic excellence.

More photos and floor plans are available upon request.

Please find below a more detailed description.

TECHNICAL INFORMATION

Gas central...