

Charming 16th century property with its mill - separate guest cottage - Mature garden - 4km from Barbezieux



INFORMATION

Town:	Montmérac
Department:	Charente
Bed:	4
Bath:	4
Floor:	327 m2
Plot Size:	17731 m2



IN BRIEF

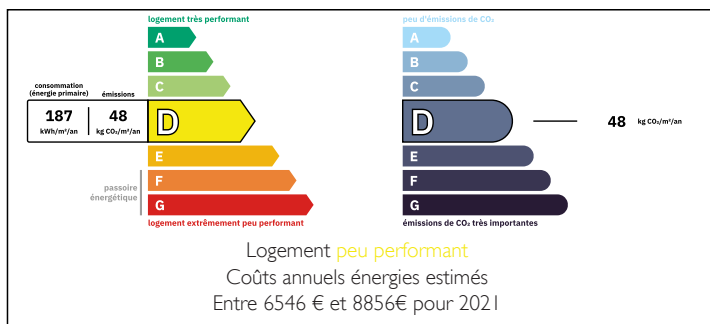
Nestled on over 1.7 hectares of enclosed land, this property offers a private setting in a haven of peace, just 4km from Barbezieux for all commodities. Comprising a 262m² main house with its 16th-century mill and stream, a 65m² gîte, and outbuildings.

The bright main property features a large entry hall, a cozy and welcoming 68m² living room with two open fireplaces, and a rotunda-style fitted kitchen with exposed beams and terracotta tiles. You will also discover three bedrooms, including 2 master suites and another shower room.

The charming, independent gîte features a large open plan living with an equipped kitchen and a cellar. Upstairs, a large bedroom with a shower room. Ideal for hosting guests or renting out the property. Adjoining a large garage/barn.

The beautifully wooded grounds, crossed by a stream, create a peaceful and bucolic atmosphere. 20mn...

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

TECHNICAL INFORMATION

Gas central heating (underground gas tank) - New boiler 2025

Double-glazed wooden windows with interior wooden shutters

Glass wool in the attic (2004)

Septic tank compliant

Hot water production by electric water heater

Water softener

Electric gate at the property entrance from the road and a second electric gate on the water course bridge.

Energy rating D

Fiber available

Ground floor:

A large 20m² entrance hall with terracotta tiled floor and a toilet.

On your left, a large, bright 69m² living room with a lounge and dining room with terracotta tiled floor and two open stone fireplaces.

From this room, you access the miller's bedroom via a charming wooden staircase with views of the mill. The mill consists of a flour and oil mill and two wheels that can be repaired if desired.

Returning to the entrance hall, on your right, you'll find a 33 m² fitted and recently renovated kitchen with terracotta tiled floors and a stone fireplace. 4 m² pantry

Night area:

22 m² hallway

7 m² bathroom (shower and sink)/boiler room

Bedroom 1, West, 17 m² with private bathroom, limed parquet floor

Bedroom 2, West, 11 m², built-in closet, limed parquet floor

Bedroom 3, West, 28 m² with dressing room and private bathroom/toilet

Large 35 m² room at the end of the wing. This room could be converted into a living area depending on your plans. Adjoining a workshop with tiled floor.

LOCAL TAXES

Taxe foncière: 1274 EUR

Taxe habitation: EUR

NOTES