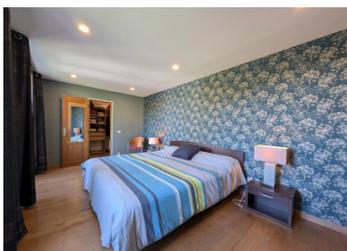


Restored 17th century property not overlooked - Large outbuildings - 4.5 hectares - 5mn from Barbezieux



INFORMATION

Town:	Challignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	240 m2
Plot Size:	45446 m2



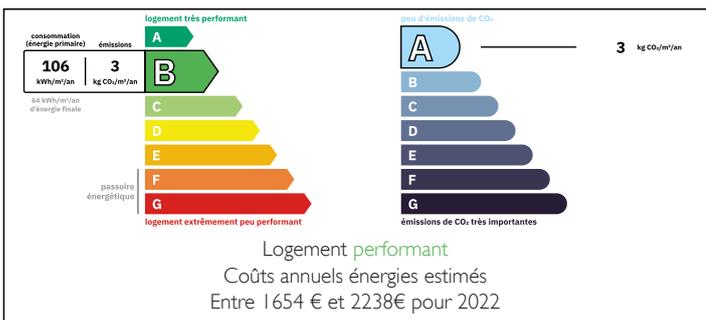
IN BRIEF

Discover this exceptional residence: a 17th-century property of which only the original walls have been preserved. This complete reconstruction now offers contemporary living comfort combined with remarkable energy efficiency. Just 5 minutes from Barbezieux, 25 minutes from Jonzac and Angoulême and 50mn from Bordeaux.

South facing, the property is flooded with natural light thanks to its large windows:

- Ground floor: The entrance hall leads to a cozy living room (wood fireplace insert) and a spacious living room that opens onto a fully equipped kitchen and dining room. This level also houses a spacious utility room and a complete master suite (with dressing room, bathroom, and toilet), offering a one-story living experience.
- Upstairs: A large landing leads to three bedrooms, a bathroom, a separate toilet, and a spacious attic space offering potential for expansion.

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 flour mill with water rights and an authentic bread oven - both in very good condition
An oil mill adjacent to a lean-to on the edge of the watercourse - both in need of restoration
A large opened barn and various storage areas.
Two idyllic terraces are located on the edge of the bief (the mill canal), offering privileged moments of relaxation by the water.

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

Below you will find more detailed informations about the property.

TECHNICAL INFORMATION

Excellent Energy efficiency rating B
Fiber available
Heating PAC Air/Water Reversible: underfloor on the ground floor and electric heaters on the first floor + 2 fireplaces (wood insert and wood burner on the ground floor)
300L solar water balloon
Aluminum double glazing doors & windows as well as shutters
Insulation: wood wool/cellulose
Placo: water -repellent
Water softener
Septic tank compliant
Central vacuuming

Ground floor-Tiling Pierre Marbrière de Combres Brunés 1er choice
Entrance hall - 17m²
Salon - 34m² with insert - home cinema system already place
Living room - 36m² with wood stove
Kitchen made to measure "Zecchinon" equipped and an Zimbabwe black granite worktop - 19m²
Utility room - 24m² - Access to a 27m² terrace at the water's edge
Master bedroom - 16m² with a 6m² dressing room
Shower room - 10m² - Bathtub, shower, 2 basins

LOCAL TAXES

Taxe foncière:	1085 EUR
Taxe habitation:	EUR

NOTES