

Restored 16th century house with adjoining mill - 7 rooms - Outbuildings - 4.5hect. 5 mins from Barbezieux



INFORMATION

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

IN BRIEF

This property, completely renovated inside but with the original walls remaining, offers you exceptional comfort of life in an idyllic setting.

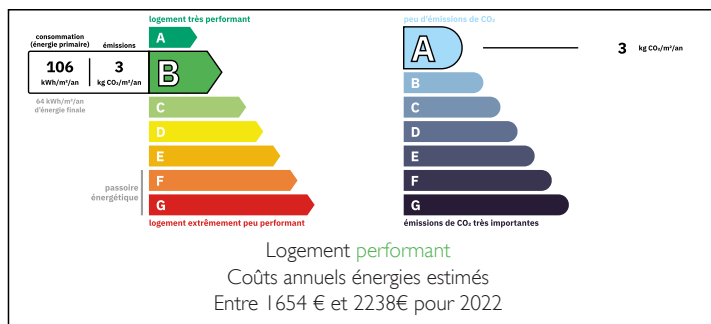
South facing, this sun-filled mill house opens onto a large entry hall, a cozy living room with a wood burner insert, a bright open plan room with a large kitchen & dining area, a spacious utility room, a master suite with a walk-in closet, a bathroom & a toilet. The first floor opens onto a landing with 3 bedrooms, a bathroom, a WC & 3 further attic rooms.

The quality of the materials is at the heart of this reconstruction which is energy efficient: insulation in wood wool & cellulose wadding, parquet & wooden floors without formaldehyde, combes brunes 1st choice tiling, aluminium joinery with thermal & sound insulation.

Multiple charming outbuildings complete this exceptional property: a barn, small outbuildings,...



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: 1085 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

TECHNICAL INFORMATION

Energy rating (DPE) 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

Aluminium 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 Brunes 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

WC with sink - 2m²

FIRST FLOOR

Landing - 12m²

Bedroom 2 - 20m²

Bedroom 3 - 17m²

Shower room - 12m² with shower and 2 sinks

Bedroom 4 - 19m²

Technical room: 20m²

Eaves: 27m², 49m² and 85m²

Adjoining on the ground floor