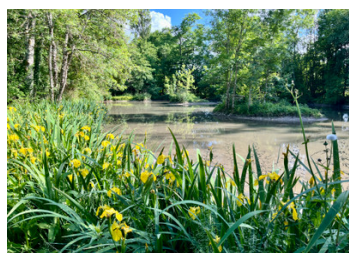


Fabulous 5 bedroom house with separate 2 bed lakeside mill house set in stunning gardens with pool



INFORMATION

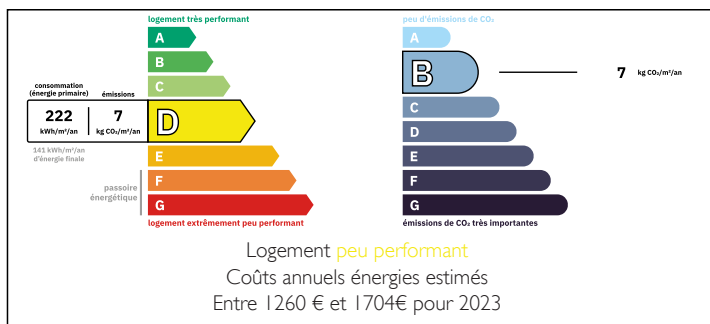
Town:	Jonzac
Department:	Charente-Maritime
Bed:	7
Bath:	3
Floor:	323 m2
Plot Size:	15459 m2

IN BRIEF

Just 10 minutes from the bustling spa town of Jonzac in the Charente Maritime, lies this fabulous 5 bedroom detached property. Situated in beautiful private grounds extending to over 1.5 hectares, it is bordered by a river and has its own lake.

The main house boasts a large entrance hall, fully fitted kitchen, covered terrace perfect for those warm summer evenings and outdoor dining. The large double aspect living room, WC, store room, utility room, bedroom and bathroom complete the ground floor. Upstairs, there are a 4 further bedrooms, the master bedroom currently being used as a study, a shower room and WC. In addition to the main house, there is also a beautiful 2 bedroom mill house full of character with the original watermill workings still visible and an outside terrace overlooking the lake.

ENERGY - DPE



The house is...

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

Main House - ground floor

- Living room/dining room - 45 M2
- Kitchen - 15.6 M2
- Bedroom - 14.8 M2
- Bathroom - 10 M2
- WC
- Storage room - 6 M2

Main house - 1st floor

- Hallway - 28.61 M2
- Bedroom 2 - 38 M2
- Bedroom 3 - 10.8 M2
- Bedroom 4 - 9 M2
- Bedroom 5 - 9 M2
- Shower room - 2.4 M2
- WC

Mill house - Ground floor

- Entrance - 4 M2
- WC - 2.5 M2
- Dining room - 27 M2
- Kitchen - 8.64 M2
- Bedroom 1 - 14.52 M2
- Shower room / WC - 4.75 M2

Mill house - 1st floor

- Living-room - 27.6 M2
- Bedroom 2 - 14.72 M2

LOCAL TAXES

Taxe foncière: 2079 EUR

Taxe habitation: EUR

NOTES

Outside

- 1.5 hectares of stunning private gardens with a lake, paddocks, walking trails
- Several outbuildings including a large double garage and workshop.
- Swimming pool - chlorine, 12m x 6m

- * Central heating - oil
- * Drainage - septic tank
- * Double glazed throughout

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