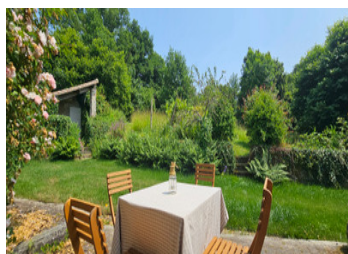
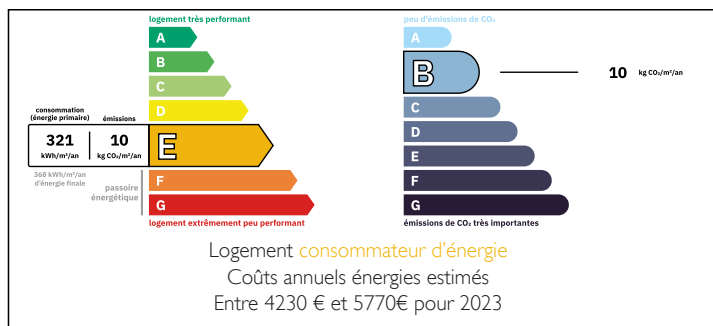


Water mill dating from the 16th and 18th centuries, 190 m 4 bedrooms, garden and wooded grounds of 1.7 ha.

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Aubin-le-Cloud
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	191.9 m2
Plot Size:	17424 m2

## IN BRIEF

Situated in a small hamlet in Saint Aubin le Cloud (small shops and services, nursery and primary schools), this property steeped in history is only 15 min from Parthenay (all shops and services, train station), 1h00 from Poitiers (airport, TGV train station).

I offer you this property in a very peaceful location, where you can hear the birds and the sound of the water flowing in the millstream near the house.

This old mill once had two wheels, which are no longer present today. Carefully renovated as a dwelling house.

The mill comprises:

Ground floor: kitchen with recent Jotul wood-burning stove, living room overlooking the countryside with recent wood-burning insert, sitting room, two bedrooms, bathroom and WC.

First floor: two bedrooms

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 true haven of peace set in a rich natural environment, where the owner has returned to make its home.

The plots are made up of meadows and woods, and the small stream known as the bief belongs to the mill.

The roof was redone in 2017.

Approximate data in m<sup>2</sup>:

First floor:

kitchen: 28

living room: 44

lounge: 21

bedroom 1: 15 + mezzanine: 10

bedroom 2: 18

bathroom: 8.3

WC: 2.3

First floor :

bedroom 3: 24

bedroom 4: 24

Outbuildings: 70

Additional information:

- the house is semi-detached but not overlooked.
- individual sanitation compliant
- recent wood-burning stove and insert

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

## LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

## NOTES