

Renovated 4 bed watermill; separate 1 bed studio; barn; attached garden; riverside amenities walking distance.



## INFORMATION

Town:	Marthon
Department:	Charente
Bed:	5
Bath:	2
Floor:	270 m2
Plot Size:	2950 m2



## IN BRIEF

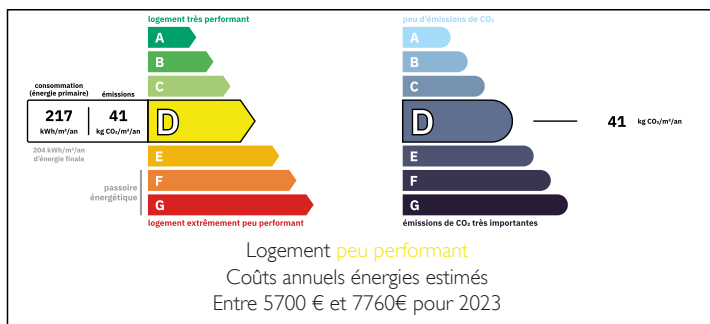
A beautiful property on the banks of the Bandiat river on the outskirts of the small town of Marthon in the eastern Charente.

Comprises an old stone watermill that has been lovingly renovated to create a spacious and very comfortable 4 bed house of approx. 170m<sup>2</sup>, an old barn that has been partially renovated with a first floor studio apartment of 45m<sup>2</sup>, and attached and non-attached gardens/ plots of land totalling 2950m<sup>2</sup>.

Amenities in the town of Marthon (bakery, butchers, shops, cinema, pharmacy and restaurant) as well as the local primary school are within walking distance.

Full amenities can be found in the larger towns of Montbron and La Rochefoucauld and the city of Angouleme is 20mins.

## ENERGY - DPE



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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

An old stone property that includes a renovated 4 bed house, an attached barn that has been partially renovated to create a first floor studio apartment for a total habitable space of over 270m<sup>2</sup>. Also includes attached and non-attached plots of land.

Metal gates open onto the gravel courtyard in front of the house and adjoining barn. A veranda with large glass doors connects the house and the barn and is the usual way of entering the two buildings.

The house has been fully renovated while retaining the charm and character of the old water mill. The ground floor has a large open plan space of 45m<sup>2</sup> that comprises a lounge and dining room and includes remnants of the old mill machinery and a wood burner as well as a modern fully fitted kitchen of 12.5m<sup>2</sup> and separate lavatory.

A solid wooden staircase from the salon leads to the first floor which has three bedrooms (11m<sup>2</sup>, 12m<sup>2</sup> & 16m<sup>2</sup>), a bathroom of 5.5m<sup>2</sup> with shower and washbasin and a separate lavatory.

A second staircase leads to the attic which has also been beautifully renovated to create a very spacious parental suite of 52m<sup>2</sup> with exposed oak beams and skylights.

Almost all windows in the main house are double glazed and it has been well insulated to give a good energy efficiency rating of D. There is an oil-fired central heating system.

Adjoining the house is an old stone barn of 33m<sup>2</sup> floor...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES