

## 17th-Century Mill with Gîte – Superb Potential in a Stunning Natural Setting



## INFORMATION

Town:	Gurat
Department:	Charente
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	69940 m2



## IN BRIEF

Just 30 mins from Angoulême and 1h30 from Bordeaux: authentic 17th-century watermill with gîte, set on nearly 7 ha of woodland and meadows. Over 200 m<sup>2</sup> living space plus outbuildings. Some refurbishment needed – fantastic potential and location

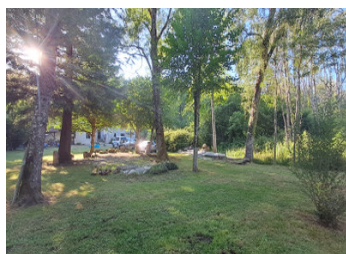


## ENERGY - DPE

DPE not required.

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

Located close to Villebois Lavalette (16320), this 17th-century mill is perfect for lovers of heritage and nature. Only 30 minutes from Angoulême and 1h30 from Bordeaux International Airport, it sits in nearly 7 hectares with woodland, meadows and a stream running through the land. There is no water under the mill anymore, but the property retains its natural watercourse. An enchanting and rare setting.

Main house (approx. 200 m<sup>2</sup> living space):

Ground floor: entrance opening onto a vast living/dining room (66 m<sup>2</sup>), open-plan kitchen (9 m<sup>2</sup>), hallway (2.37 m<sup>2</sup>), shower room (2.62 m<sup>2</sup>), separate WC (1.5 m<sup>2</sup>), utility room (13 m<sup>2</sup>) and bedroom (17 m<sup>2</sup>).

First floor: 3 bedrooms (15 m<sup>2</sup>, 18 m<sup>2</sup> and 12 m<sup>2</sup>), bathroom (11 m<sup>2</sup>), WC (1.5 m<sup>2</sup>), landing and hallway.

Adjoining gîte (to renovate):

Kitchen and dining room (24 m<sup>2</sup>), a room (7.83 m<sup>2</sup>), a bedroom (13 m<sup>2</sup>), WC, bathroom, and another bedroom (10 m<sup>2</sup>).

The property also includes a 100 m<sup>2</sup> barn with multiple potential uses and an independent workshop of around 20 m<sup>2</sup>.

While some refurbishment works are required, the property offers huge potential and, above all, a magnificent natural environment. The historic mill race, once restored, could bring the site back to life and recapture its soul.

A rare and authentic property, ideal for a large family, a hospitality venture or a creative project – where the charm of the past meets the opportunities of tomorrow.

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe foncière: 1495 EUR

Taxe habitation: EUR

## NOTES