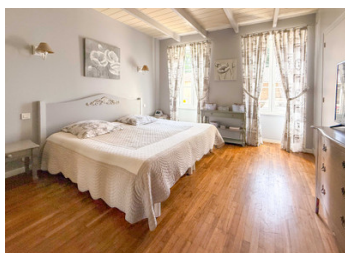


Impressive former watermill with 9 bedrooms, 2 gites, heated pool, landscaped gardens, close to local towns



INFORMATION

Town:	Saint-Hilaire-de-Villefranche
Department:	Charente-Maritime
Bed:	9
Bath:	5
Floor:	482 m2
Plot Size:	6346 m2



IN BRIEF

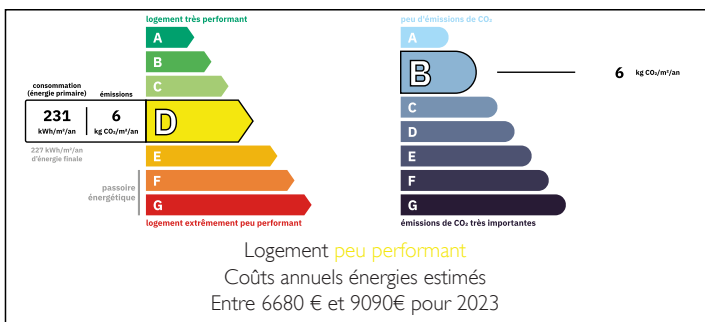
From the moment you enter this property, you will be enchanted by the privacy and setting. The former mill was built in the 18th Century, it faces onto fabulous gardens and a pool, with a covered terrace and outdoor kitchen for summer meals. The grounds extend beyond the more formal gardens to a large park with well-established trees and a stream. The house has been restored with care, retaining a host of its original features and even some of the mill workings

Many of the bedrooms are on the ground floor, with easy access to the large living spaces with multiple glazed doors onto the terrace.

With two gites already busy, there is potential to develop this further with bed and breakfast too, or to keep it as a stunning family home or holiday retreat.

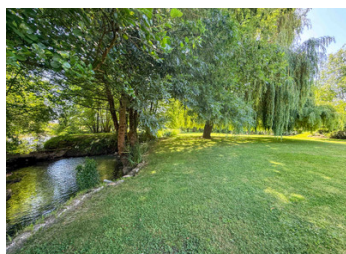
The house is...

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: 3366 EUR

NOTES

DESCRIPTION

The house is well situated just minutes from the centre of St Hillaire de Villefranche and also St Jean D'Angely with its twice weekly market, shops, supermarkets and cinema. The nearest beach is only 52km away, popular towns of Cognac, Saintes, and La Rochelle are all within easy reach.

Heating is provided by a sophisticated wood pellet system and wood burners with electric heaters in the second gite..

In more detail:

Main House

Ground floor

ENTRANCE HALL (16m2)

LIVING ROOM / DINING ROOM (64m2)

BEDROOM 1 WITH SINK (16m2)

BEDROOM 2 (13m2)

BEDROOM 3 (13m2)

BEDROOM 4 (15m2) with ensuite shower room

BEDROOM 5 (12m2)

BEDROOM 6 (24m2)

KITCHEN

Gite 1 (Main House)

LIVING ROOM WITH CORNER KITCHEN (Gite section)

SHOWER ROOM (gite section)

SHOWER ROOM (Gite section)

BEDROOM 7 (24m2) (Gite section)

First floor

LANDING or STUDY AREA (19m2)

LIBRARY (63m2)

BEDROOM 8 (14m2)

BEDROOM 9 (16m2)

LOFT

Lower ground floor

WORKSHOP (45m2)

BOILER ROOM (43m2)

KITCHEN (44m2)

MILL ROOM (with mill workings) (16m2)