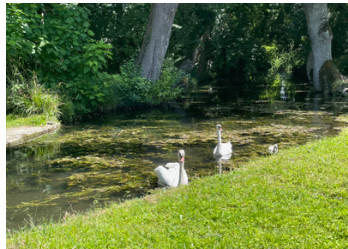


Part-renovated 17th-century watermill with lovely river, more than two hectares of land and attached gîte



INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	26657 m2



IN BRIEF

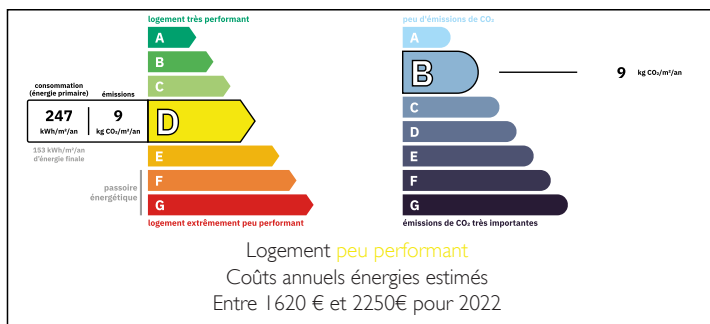
This 17th century (believed to originate from 1656) watermill is approached by driving up a 100 metre tree-lined drive. The house itself is situated in an idyllic position surrounded by mature trees with a millstream, the main river and open grounds to the front and sides.

The outside terrace overlooks the millstream and the private island. All together there are over 400m of river/millstream banks. The grounds run to 2.66 hectares (6.5 acres).

The house itself is split into two parts - a pleasant two-bedroomed gîte ready to move in immediately, and the main house which needs renovation but could be transformed into an amazing five bedroomed property.

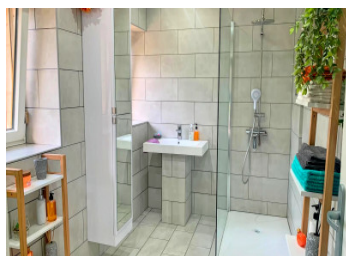
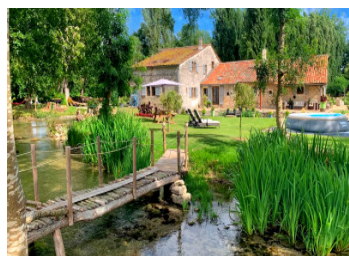
There are endless options for this property. It could be a large family house with guest accommodation

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.



DESCRIPTION

Gîte

The gîte part of the house has a new kitchen, a new shower room and has been completely redecorated over the last couple of years.

Sitting room (35m²) with woodburner

Bedroom 1 (12m²)

Bedroom 2 (17.5m²)

Kitchen (8.9m²)

Shower room with WC

Main house

The main part of the house has been partly renovated but is basically a blank canvas for the new owners to stamp their own personality. On the ground floor walls have been opened up to create a large open plan living space with a storage room where the mill wheel was originally.

The upstairs currently has six rooms with two of these having small adjoining rooms. These rooms could be configured to make four bedrooms all en-suite.

There is an integral garage of 30m² with stairs to a boarded attic room that could, subject to permission, be converted to additional accommodation.

There is a large covered sitting area next to the river.

Outside there are 2.66 hectares of land.

All measurements are approximate.

The property is a short drive (five minutes) to the

NOTES