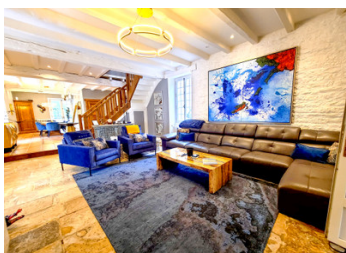


Beautifully renovated 15th-century mill with two gites, in a breathtaking, private riverside setting.



## INFORMATION

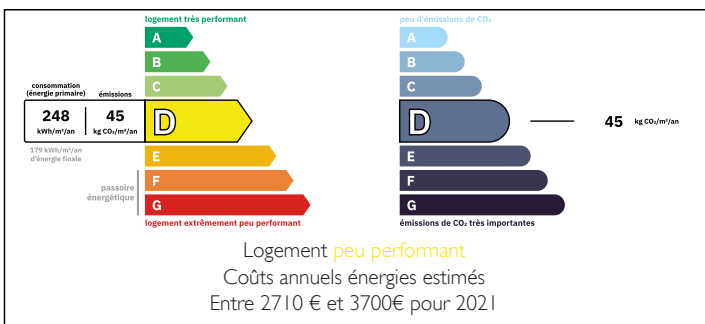
Town:	Chenon
Department:	Charente
Bed:	9
Bath:	7
Floor:	535 m2
Plot Size:	49337 m2



## IN BRIEF

Nestled on nearly 5 hectares of a stunning, private riverside setting is this charming property, approximately 35 kms from Angoulême. The property comprises three separate and beautifully presented houses, the main being a superb water mill with its original wheel that produces electricity for the property and there are two high quality, renovated gites.

## 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

A long driveway leads to the properties, passing through lovely meadows for the current owners' horses and other animals, including 21 peacocks! The mill house is set on its own private riverbank and overlooks a gorgeous island, which is connected by footbridges to two more islands, one of which features a meadow.

The three dwellings are arranged in a U-shape around a fabulous courtyard with an attractive water fountain featured at its centre. A rectangular swimming pool (5m x 15m), framed by balustrades and an olive tree topiary, sits nearby, accompanied by a shaded summer kitchen. The surrounding landscape is filled with poplars, willows, and alders, creating a tranquil riverside retreat, perfect for nature lovers.

## LOCAL TAXES

Taxe foncière: **2692 EUR**

In more detail:-

Main house - Ground floor

Kitchen - 66m<sup>2</sup>

Living/dining room - 67m<sup>2</sup>

Master bedroom inc. ensuite and dressing area - 58m<sup>2</sup>

Lavatory - 3.6m<sup>2</sup>

Laundry room - 7.2m<sup>2</sup>

Larder - 2.9m<sup>2</sup>

Main house - 1st floor

Bedroom inc. ensuite - 36m<sup>2</sup>

Dressing room - 11.5m<sup>2</sup>

Study - 12.3m<sup>2</sup>

Bathroom with W.C - 6.8m<sup>2</sup>

Landing - 7m<sup>2</sup>

4 bed Gite - Ground floor

Hall

Living-room - 22m<sup>2</sup>

## NOTES