

Ref: A32417ET16

Price: 466 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (440 000 EUR without fees)

Impressive Water Mill. Exquisite setting. Main house plus an apartment. Over 8 Hectares of Land. Bordeaux 45m



# INFORMATION

Town: Saint-Vallier

Department: Charente

Bed:

Bath: 4

Floor: 390 m<sup>2</sup>

Plot Size: 84483 m2

















### IN BRIEF

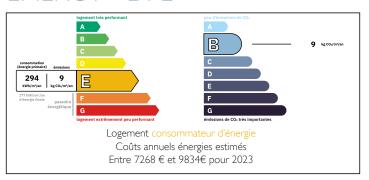
Charming water mill with great potential . Possible electricity production (some small holding, mechanisms are in place), gite rental, retreats....

The main house is exceptional with impressive double height sitting room with stunning fireplace, plus 4 bedrooms and independent 2 bedroom apartment. Beautiful grounds with terraces and lawns by the house, meandering rivers, meadows and woodland beyond.

Local shopping in Chalais (10 minutes). Chalais also has a small local railway station and a rather impressive chateau.

45mn from Bordeaux and 35mn from Angouleme (LGV). Suitable for horses.

## **FNFRGY - DPF**



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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.





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#### LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

#### DESCRIPTION

Ground floor:

HALL with impressive wooden staircase. Door to rear terrace. Door to cellar.

To the right of the hall:

KITCHEN (17m2) with fitted units. French window to terrace.

LIVING ROOM (28m2) with glass wall and doors to:

SITTING ROOM (65m2) stunning, double height room with enormous stone fireplace, exposed beams and French doors to the terrace.

Stone staircase to MEZZANINE (28m2)

To the left of the hall:

WC

BEDROOM I (17m2) French window to terrace. BEDROOM 2 (14m2) French window to terrace. BATHROOM with bath, walk-in shower and washbasin.

Separate WC

Corridor to utility area and garages:

BOILER ROOM (6m2)

LAUNDRY ROOM (7m2)

UTILITY ROOM (10m2)

GARAGE I (22m2)

GARAGE 2 (33m2)

#### First floor:

Stairs open onto large landing:

BEDROOM 3 (11m2) with washbasin and shower.

BEDROOM 4 (13m2) with washbasin and shower.

BEDROOM 5 (13m2)

BATHROOM with bath, washbasin and bidet.

Separate WC with washbasin.

Door to separate apartment:

(which can also be accessed independently via its own front door and staircase)

LIVING ROOM (40m2) with fireplace and wood-burner, and fitted kitchen units with sink, oven, hob and extractor.

Spiral staircase to:

LANDING

WC

SHOWER ROOM

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