

Ref: A33100ELM16

Price: 550 000 EUR

agency fees to be paid by the seller

#### Charming 16th century mill house - separate guest cottage - Mature garden 1.7hec- 4km from Barbezieux







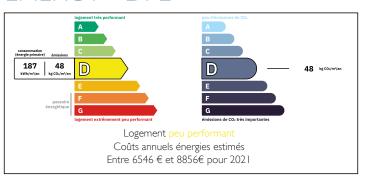








## **ENERGY - DPE**



# INFORMATION

Town: Montmérac

Department: Charente

Bed: 4

Bath: 4

Floor: 327 m2

Plot Size: 17731 m2

## IN BRIEF

Nestled in over 1.7 hectares of enclosed land, just 4km from Barbezieux for all your amenities, this property offers a wonderfully private setting in a haven of peace.

Comprising a 262m<sup>2</sup> main house with its 16th-century mill and stream, a 65m<sup>2</sup> gîte, and outbuildings.

The bright main property features a large entry hall, a cozy and welcoming 68m² living room with two open fireplaces, and a rotunda-style fitted kitchen with exposed beams and terracotta tiles. You will also discover three bedrooms, 2 of which are en suite and further shower room.

The charming, independent gite features a large open plan living area with an equipped kitchen and a cellar. Upstairs there is a large bedroom with a shower room. Ideal for hosting guests or renting out. Adjoining is a large garage/barn.

The beautifully wooded grounds, crossed by a...

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.



LEGGETT

IMMOBILIER INTERNATIONAL

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# LOCAL TAXES

Taxe foncière: 1274 EUR

Taxe habitation: EUR

## **NOTES**

## DESCRIPTION

#### TECHNICAL INFORMATION

Gas central heating (underground gas tank) - New boiler 2025

Double-glazed wooden windows with interior wooden shutters

Glass wool in the attic (2004)

Septic tank compliant

Hot water production by electric water heater

Water softener

Electric gate at the property entrance from the road and a second electric gate on the water course bridge.

Energy rating D Fiber available

#### Ground floor:

A large 20m<sup>2</sup> entrance hall with terracotta tiled floor and a toilet.

On your left, a large, bright 69m<sup>2</sup> living room with a lounge and dining room with terracotta tiled floor and two open stone fireplaces.

From this room, you access the miller's bedroom via a charming wooden staircase with views of the mill. The mill consists of a flour and oil mill and two wheels that can be repaired if desired.

Returning to the entrance hall, on your right, you'll find a 33 m<sup>2</sup> fitted and recently renovated kitchen with terracotta tiled floors and a stone fireplace. 4 m<sup>2</sup> pantry

#### Night area:

22 m² hallway

7 m<sup>2</sup> bathroom (shower and sink)/boiler room

Bedroom I, West, 17 m<sup>2</sup> with private bathroom, limed parquet floor

Bedroom 2, West, 11 m<sup>2</sup>, built-in closet, limed parquet floor

Bedroom 3, West, 28 m² with dressing room and private bathroom/toilet

Large 35 m<sup>2</sup> room at the end of the wing. This room could be converted into a living area depending on your plans. Adjoining a workshop with tiled floor.

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