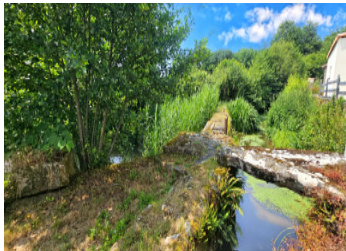
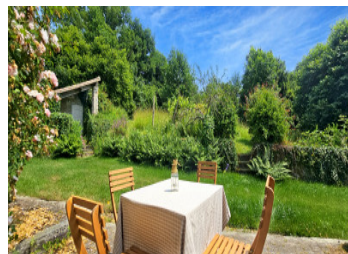


Water mill dating from the 16th and 18th centuries, 190 m<sup>2</sup> 4 bedrooms, garden and wooded grounds of 1.7 ha.

EXCLUSIVE



## INFORMATION

Town:	Saint-Aubin-le-Cloud
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	192 m <sup>2</sup>
Plot Size:	17424 m <sup>2</sup>

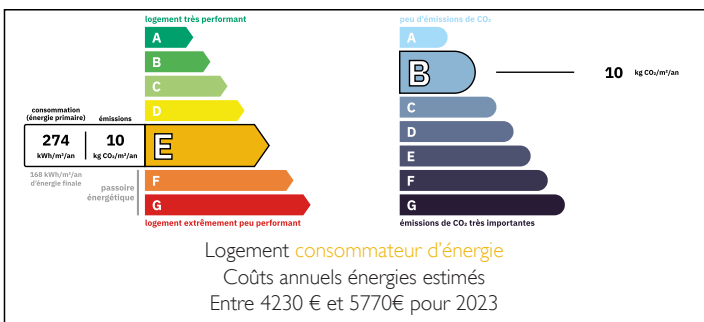
## IN BRIEF

Located in a small hamlet of Saint-Aubin-le-Cloud, 3 km from the center, which has local shops, including a bakery and a school, this character property is 15 minutes from Parthenay (all amenities, train station) and 1 hour from Poitiers (airport, high-speed train). In a peaceful setting, lulled by birdsong and the murmur of water from the millstream, this former mill—once equipped with two wheels—has been carefully renovated into a residential home.

The ground floor comprises: kitchen with a recent Jotul wood stove, bright living room with a recent insert and countryside views, lounge, two bedrooms, bathroom, and toilet. Upstairs: two additional bedrooms.

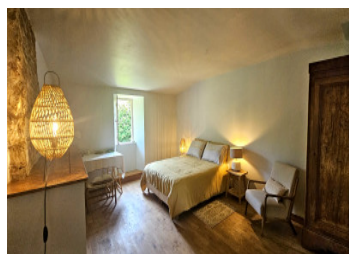
The wooded grounds, dotted with fruit trees, overlook the house. Outbuildings: garage, workshop, and cellar. An authentic and peaceful location, ideal as a primary or secondary residence.

## 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 true haven of peace nestled in the heart of unspoiled nature, the property offers a rare living environment where otters have recently found refuge, a sign of a healthy and preserved environment.

The land consists of meadows and woods, crossed by a charming stream (millstream) belonging to the mill, bringing freshness and poetry to the place. The roof was completely redone in 2017.

Approximate surface areas:

Ground floor: kitchen 300 sq ft, living room 475 sq ft, lounge 225 sq ft, bedroom 1 (160 sq ft + 110 sq ft mezzanine), bedroom 2 195 sq ft, bathroom 91 sq ft, toilet 25 sq ft.

First floor: two bedrooms, each 24 m<sup>2</sup>.

Outbuildings: approximately 70 m<sup>2</sup>.

Additional information: semi-detached house with no neighbors opposite, compliant individual sanitation system, recent wood stove and insert.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **EUR**

## NOTES