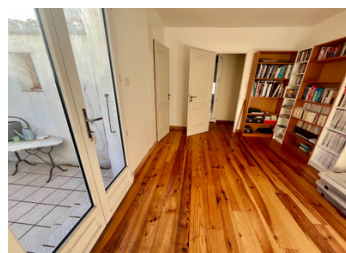


## Single-Storey House with Attached Former Mill – 3 Bedrooms, 2 Bathrooms just 30 minutes drive from the beaches



## INFORMATION

Town:	Pont-l'Abbé-d'Arnoult
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	104 m2
Plot Size:	981 m2



## IN BRIEF

This attractive detached property comprises a single-storey house with an attached former mill, offering character and comfortable living accommodation.

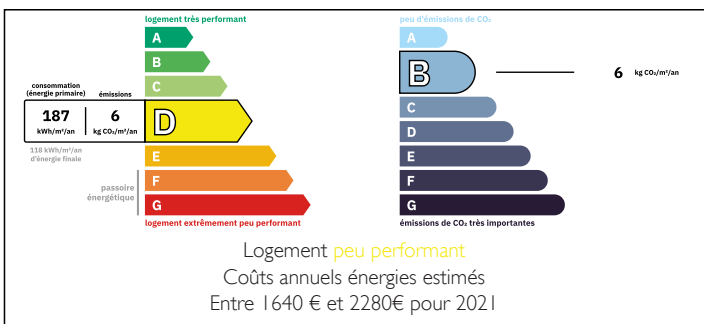
The property provides three bedrooms and two bathrooms, with well-proportioned rooms suitable for family living. The mill has been integrated into the property, adding charm and architectural interest while benefiting from renovation, with accommodation over 3 floors.

Outside, the property enjoys a garden and private parking facilities, for two cars, making it practical for everyday living.

Ideally located, the property benefits from amenities accessible on foot, providing everyday convenience. It is connected to mains drainage, an important practical feature.

The Atlantic coast is approximately 30 minutes away, making this an ideal main residence or holiday home.

## 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

The house in more detail:-

Entrance to the mill- 8m<sup>2</sup> with beautiful tiled floor, feature stone walls.

Living room- 32m<sup>2</sup> with tiled floor, wood burner.

Kitchen- 13m<sup>2</sup> with wooden floor and fitted units.

Bedroom 1- 13m<sup>2</sup> with an en suite shower room with access to a small courtyard (9m<sup>2</sup>) for breakfast.

Shower room- 5m<sup>2</sup> with wash hand basin, Italian walk in shower and W/C.

Bedroom 2 - 12m<sup>2</sup> with wooden floor

Dressing -3m<sup>2</sup> with wooden floor

Laundry room- 3m<sup>2</sup> with sink, W/C and fittings to attach a washing machine.

Corridor- 4m<sup>2</sup> with wooden floor

Access to the loft (15m<sup>2</sup>) via a loft ladder with space for storage.

First floor in the mill:- access via open tread staircase

Bathroom- 4m<sup>2</sup> with wooden floor, over bath shower, wash hand basin and W/C.

2nd Floor in the mill- access via open tread staircase

Bedroom- 7m<sup>2</sup> with wooden floor, panoramic views over the countryside. Fabulous ceiling.

Outside:-

Garden

Terrace south- 22m<sup>2</sup>

Terrace North- 30m<sup>2</sup>

Shed- 10m<sup>2</sup>

Cellar- 13m<sup>2</sup>

Central heating in the single storey and 2 floors of the mill via air source pump and the living room in the single storey has a woodburner too.

Mains drainage

All measurements approximate.

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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: **779 EUR**

Taxe habitation: **EUR**

## NOTES