



BEAUTIFULLY RENOVATED 15TH-CENTURY MILL  
WITH TWO GITES, IN A BREATHTAKING, PRIVATE  
RIVERSIDE SETTING.



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| PROPERTY FACT FILE                                                              |                                                                                                                                      |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A31919HUM16                                                                                                                          |
| PRICE                                                                           | € 1,495,000<br>£ 0*<br><small>*agency fees included: 5 % TTC<br/>to be paid by the buyer<br/>(1 417 062 EUR hors honoraires)</small> |
| BEDROOM                                                                         | 9                                                                                                                                    |
| BATHROOM                                                                        | 7                                                                                                                                    |
| ACCOMMODATION                                                                   | 535 m <sup>2</sup>                                                                                                                   |
| LAND                                                                            | 49337 m <sup>2</sup>                                                                                                                 |
| TOWN                                                                            | Chenon                                                                                                                               |
| DEPARTMENT                                                                      |                                                                                                                                      |
| LOCATION                                                                        | Isolated                                                                                                                             |
| TYPE                                                                            | Maison de Vacances, House,<br>Country House                                                                                          |
| CONDITION                                                                       |                                                                                                                                      |
| FEATURES                                                                        | Swimming Pool, Other Drainage,<br>River Frontage                                                                                     |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                      |





- Double glazed
- Central heating
- Reversible air conditioning
- Riverside setting
- Exceptional renovation.

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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,

## 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.

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>

Kitchen-diner - 29m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31919HUM16>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

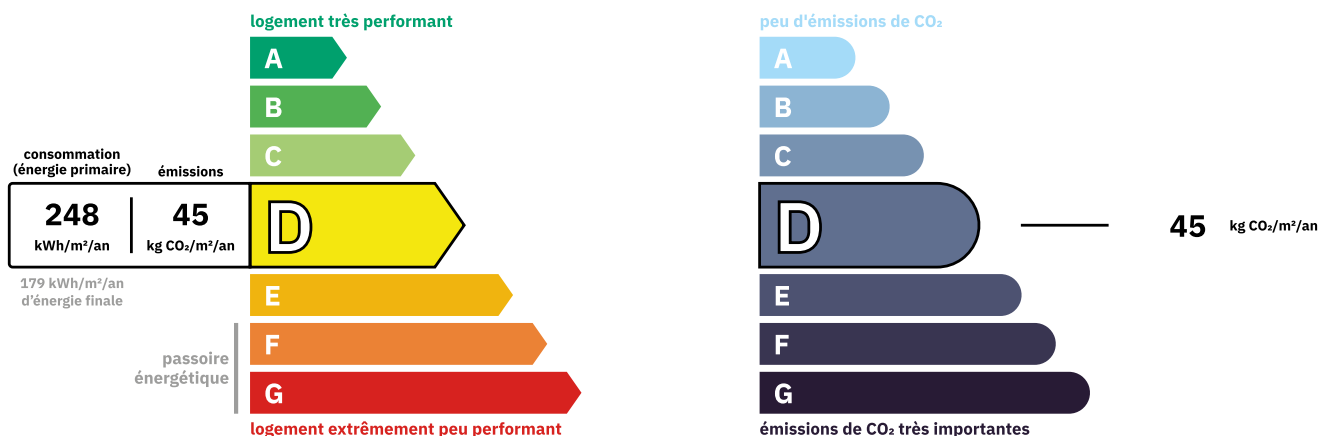
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 2710 € and 3700€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A31919HUM16  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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