

Mill house with guest house in Charente Details

PID : 28226
Price : 508291 USD
Bedrooms : 4
Sleeps : 0
Baths : 3
Country : France
Region : Charente
Town : Confolens

Description

A fully renovated 3 bed mill house + plus 1 bed separate guest house/gite + a mill to renovate 2.4 acres - Charente. €381,600.

London Property Listing number: FEA13308

Summary:

Situated in the beautiful Charente countryside about 5 minutes from Confolens, this particularly striking combination of (1) a fully renovated three bedroom mill house with about 150 m2 of living accommodation on two floors, (2) a separate but connected.

Description:

Currently the mill house is thoughtfully arranged with a large well designed more or less open plan living room/dining room and kitchen on the ground floor. This has a wonderful feeling of light and space with windows to two aspects. Also with two log burners strategically placed at opposite ends (one in the kitchen, the other within the sitting area at the opposite end), it has, in addition, an extremely warm and cosy feeling. Off the kitchen there is small utility area which also contains separate WC. Access to the first floor is via two separate oak staircases. The first, from the middle of the living room/dining room, leads to a landing from which there is access to two bedrooms, a shower room and a separate WC. The second staircase from the sitting room end leads to a landing from which there is access to the principal bedroom, a large bathroom fitted with a bath and a separate shower cubicle, and a separate WC. There is also a link from the principal bedroom to the alternate landing via Bedroom no 2. The guest house has its own independent entrance but it can also be accessed via a beautiful conservatory connecting the two buildings. Although currently overflowing with plants and flowers, it also provides a peaceful setting to relax in the cool of the day. The guest house has also been extremely well renovated and the quality stands out a mile. There is a large sitting room with log burning stove with an additional room beyond (possibly a future second bedroom). The upper floor is accessed via a very attractive oak staircase which leads to an expansive mezzanine floor and then to a beautiful well appointed master bedroom with en-suite shower room and twin wash hand basin units, also to a separate WC. The quite separate mill building is in very good overall condition having had a new roof recently installed. It has two principal floors plus a windowed attic floor which could be incorporated into a renovation project. With an overall floor area of 200 m2, there is a fantastic potential to renovate into additional accommodation, in whole or in part. Another potential opportunity is to consider on-site generation of electricity. Water flow past the mill is well regulated and is continuous on a year round basis. Both Haute Vienne and Charente are renowned for their gently rolling and attractive countryside, ideal for walking and cycling, and a tranquil lifestyle. In addition there are opportunities for horse riding; canoeing, fishing etc. The Moulin is located about a 5 minute drive from Confolens, a very popular riverside town famous for its annual music festivities and bands from around the globe. Confolens provides the full range of services including large supermarkets and all schooling requirements. The airports of Poitiers and Limoges are both about an hour's drive away.

Plot Size: 0 m2

Property Type: House, WatermillGite Complex

Private Swimming Pool: No

Features:

- * Septic tank
- * River Frontage
- * Garage
- * private parking
- * Outbuildings
- * ADSL
- * detached



Mill house with guest house in Charente Selling price

508291 USD

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