



## Former Water Mill with Landscaped Gardens, Swimming Pool And Barn



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 627,237.26

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Chef-Boutonne
Postcode:	79110
Geplaatst:	15-07-2024
Omschrijving:	

Have you watched the video yet? - Let yourself be carried away by this timeless place, surrounded by greenery and lulled by the flow of water. This incredible property renovated with quality materials and decorated with great taste, offers comfortable accommodation and absolute peace. A short walk to the town of Chef-Boutonne with all its basic shops, schools, market, restaurants, bars, pool etc.

Its location allows you to live the active life of this region; a region very rich culturally, not far from the coast and with beautiful surrounding countryside.

The house is heated by oil central heating, as well as a high-performance wood stove (double-fronted for the kitchen and sitting room) heating the living rooms on the ground floor.

There is double glazing throughout, recently rewired (including the pool and terrace areas) and the roof has recently been refurbished.

A very rare property on the market with character and history.

- Ground floor:



Entrance (6.78m<sup>2</sup>): tiled floor

Shower room (12.49m<sup>2</sup>): tiled floor, large shower, WC, washbasin

Recently fitted Kitchen/Dining room (50.26m<sup>2</sup>): tiled floor, central island with induction hob ("Range Style"), exposed stone and beams

Laundry room (4.33m<sup>2</sup>): tiled floor, sink

WC (1.15m<sup>2</sup>): tiled floor

Living room (25.7m<sup>2</sup>): parquet floor, wood stove 18-23 kwh (open to the kitchen)

Hallway (1.6m<sup>2</sup>)

Office (26.69m<sup>2</sup>): laminate flooring, 3 original mill stones

- 1st floor:

Mezzanine/Living room (23.43m<sup>2</sup>): parquet floor, exposed beams

Hallway (7.84m<sup>2</sup>): carpet, cupboard

Bedroom 1 (12.79m<sup>2</sup>): carpet, cupboard

Bedroom 2 (10.44m<sup>2</sup>): carpet, cupboard

Bedroom 3 (8.82m<sup>2</sup>): carpet

Bedroom 4 (8.83m<sup>2</sup>): carpet

Bathroom (6.5m<sup>2</sup>): double sink, corner bath with shower, WC

Master suite including (can completely independent as there is a second staircase in place from the office area):

Bedroom 5 (61.63m<sup>2</sup>): parquet flooring, exposed stone and beams (recent additional electric heating)

Bathroom (10.17m<sup>2</sup>): lino, double sink, WC, corner bath with shower, exposed stone (separate water heater for this bathroom)

Dressing room (5.84m<sup>2</sup>): carpet

- Outside :

Bedroom 6 / Office (27m<sup>2</sup>): cherry parquet, no heating currently

Boiler room with concrete floor, "Chappee" boiler, oil tank, useful storage space

Barn / Garage adjoining the laundry room of 80m<sup>2</sup> with space for 4 cars, including the pool room and a workshop area (with electricity). Electric garage door.

Beautiful travertine terrace

Wooden terrace

7m X 3m swimming pool heated by heat pump (reversible 13 kwh); choice between salt and chlorine treatment. Installed in 2021. Retractable cover which also allows swimming beneath and maintains a higher pool temperature.

Attractive open barn with tiled terrace and electrical outlets. This borders the crystal-clear mill pond which is fed by a natural source.

River "La Boutonne" with water rights offering the possibility of generating electricity.

The department of Deux Sevres is in the Poitou-Charentes region, in the western part of France below the Pays de la Loire region. In recent times this department has become an ever popular destination for French property buyers. Prices are still reasonable and one cannot help being seduced by the diverse cultural heritage, delicious local cuisine, seafood and of course the lovely rolling countryside.

Deux Sevres has a very mild climate, similar to that of Aquitaine and the Poitou-Charentes region, it is



the second sunniest region of France where people adopt a relaxed, simple way of life ideal for holidays and leisure activities.

The transport links are very good too, with five international airports, the TGV (high speed train) in Niort can reach Paris in 2 hours, to Bordeaux in 1hrs 30mins and Toulouse in 4hrs 30mins. Good motorway links to Bordeaux, Nantes, Tours and Paris make it a great location.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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Conditie: Good

## Algemeen

Slaapkamers: 6  
Badkamers: 3  
Lot Afmeting: 4265 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms



Date Available:

## **Additionele informatie**

Virtual tour URL: <https://www.youtube.com/embed/fIPbdob4-EI>

## **Contact information**

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