



## Beautiful renovated mill on the Charente - 10 minutes from Ruffec,

86400, Lizant, Vienne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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# €441,000

Ref: BVI65828

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**French Entrée** 



## Property Description

Built in the Charente valley, this newly renovated mill is not lacking in charm with its park crossed by several inlets of the river Charente. Between the sunny and shady parts, the future buyers will not lack space to relax and enjoy this exceptional setting.

The mill has been fitted out on two levels. On the ground floor, it consists of a spacious living room with its designer wood-burning stove and a fully equipped kitchen area. Linking through to the living room, an office has been fitted out with its wood stove and could easily have another use depending on the buyer's needs. In addition, a master suite with its own shower room and WC has been fitted out with direct access to the outside and the mill park. A laundry room completes the ground floor.

On the first floor, a bright and airy landing leads to two bedrooms, a shower room and an independent WC.

The property is located 10 minutes from Ruffec and Civray, in a dynamic region during the summer months (water sports centres, equestrian centres and historic villages to visit).

Price including agency fees : 441.000€

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Buyer commission included: 5%



