



Stunning location for this renovated Mill plus Cottage,

16300, Barbezieux-Saint-Hilaire, Charente, Nouvelle-Aquitaine

* Available * 5 Beds * 4 Baths

Stunning location for this renovated Mill plus Cottage

€689,000

Ref: BVI68846

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French Entrée 

Property Description

Situated in the middle of its own 7 hectare plot but just a stone's throw from a bustling town sits this beautifully renovated former mill house.

It boasts 4 bedrooms and 3 bathrooms with an amazing living room of 80m² with underfloor heating and a covered terrace overlooking the waters edge. There is also a second smaller property to finish off (subject to necessary permissions) but ideal for potential letting or for friends and family.

The property has been the subject of complete renovation and is offered in excellent condition throughout, offering light and airy accommodation, particularly in the large living room. Downstairs master bedroom with stunning en-suite and walk in wardrobe. There is a good sized mezzanine above the living room which is currently used as a snug/tv area with a double bedroom off and newly fitted shower room. At the opposite end of the living space is a further staircase giving access to 2 further bedrooms and a bathroom and another rear staircase taking you back down to the kitchen.

Adjacent to the kitchen is a stunning covered seating area overlooking the water offering an amazing place for al-fresco dining and wasting away the hours.

The second property, set away from the main house could easily be finished off (subject to necessary permissions) to create a great rental property for friends and family. Currently boasting a large double height room with enough space to create a living room and bedroom. Separate fitted kitchen with eating area and a newly fitted shower room.

There is access on to the gardens boasting a good sized in ground heated pool and views across the gardens and land which extends to around 7 hectares in total.

Price including agency fees : €689 000

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Buyer commission included: 6 %



