



Mill with 1,8 hectares of land,

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

* Available * 4 Beds * 4 Baths

Mill with 1,8 hectares of land

€619,500

Ref: BVI73150

Property Description

Welcome to this incredible estate offering a unique living experience in the heart of nature. Nestled in over 2.5 hectares of land, this exceptional property features a spacious main house with 220 m² of living space, refined architecture and features that will appeal to lovers of authentic charm.

Its 3 bedrooms, including a master suite, and large living room provide an elegant and comfortable living space.

The kitchen with its beams, stone walls and terracotta floor tiles is at the heart of this property.

A working mill, adding a historic and picturesque touch to the property, where you can produce your own flour and oil.

An independent 1-bedroom gîte, currently in use, ideal for welcoming guests or as an additional source of income (a future owner may need to reapply for the necessary permissions and business registration).

Vast wooded grounds with a stream running through, creating a peaceful, bucolic atmosphere.

Stone fireplaces and terracotta floor tiles preserve the authentic character of the property.

The beautifully wooded grounds offer a tranquil escape, while the stream adds a soothing ambience to this idyllic setting. The working mills complete the picture, creating a unique and charming atmosphere.

Ideally located, this property offers its residents total privacy while remaining close to local amenities and regional attractions.

This exceptional property is a rare opportunity on the market. Contact us now to arrange a viewing and discover the unique charm of this home.

Price including agency fees : 619 500 €

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Buyer commission, tax included: 5%



