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**Reference:** N11026E  
**Location:** Charente-Maritime (17) - Marsais  
**Type:** Mill  
**Setting:** Hamlet  
**Bedrooms:** 5  
**Bathrooms:** 3  
**Habitable:** 300 m2  
**Land size:** 7 335 m2  
**Condition:** 1st Class Condition  
**Year built:** 1895  
**Heating:** Oil  
**Shops:** 5 Km  
**Pool:** Yes  
**Outbuildings:** Yes



This beautiful watermill has been lovingly restored to provide a 1st class property in a tranquil setting with extensive gardens, lovely swimming pool area, mill race and river frontage. EXCLUSIVE

Enter into a large reception room with the original mill workings, limestone floor, french doors to the front, stone sink and feature window above, 2 windows to the side, stairs up to the first floor, beams, built in storage and exposed stone walls. This opens into the snug with exposed stone walls, limestone floor, french doors to the side terrace and a wood burning stove. The lounge has a tiled floor, 2 windows to the front, fireplace with wood burning stove. The lounge opens to the breakfast kitchen which is fully fitted with a large island unit, dishwasher, cooker, tiled floor, french doors and window to the rear terrace and garden and a wood burning stove. Rear hall with door to the garden leads to a useful wc, fully fitted laundry room with plumbing for white goods, double sink and bath, store room with fitted cupboard, a boiler room and boot room with access to the side.

On the first floor there is a landing area with window to the front, built in storage cupboards and chestnut floor. Master bedroom has a pine floor, fireplace, window to the front, built in wardrobe and beams and leads into a dressing area with window to the front and spacious bathroom with bath, large shower, vanity sink and wc. Bedroom 2 has a window to the front, chestnut floor and beams. Bedroom 3 has 2 windows to the rear, chestnut floor, beams, built in wardrobes and an en-suite shower room. Bedroom 4 has a window to the rear, wood floor and beams. Bedroom 5/office has a window to the rear. Family bathroom with tiled floor, bath with shower over, sink and beams. Separate wc with sink, tiled floor and beams. Large undeveloped room of 46m2 with pine floor, 2 windows to the side and a high sloping ceiling with exposed beams.

On the second floor there is an undeveloped room of 73m2 with window and door (with balcony) to the front, 2 windows to the side and 2 to the rear plus an attic of 73m2 with windows front and rear.

On the third floor there is an attic of 73m2 with windows front and rear.

Opposite the mill is a detached stone barn divided into a double garage of 68m2 with 2 double barn doors to the front and an attached workshop of 4m2.

The swimming pool is in a private garden with a large surrounding terrace, beautiful planting and a summer kitchen.

The gardens extend to the front, side and rear of the mill and are bordered by the river, the mill race further divides the garden into areas of grass, an island area and meadow. The rear garden is fenced and secure for a dog.

Surgères with its TGV station and château is just 10 minutes away. The coast and La Rochelle are a 35 minute drive.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

(dont 4% € TTC honoraires à la charge du vendeur) inclus

Price net vendor 384 567 €

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€399,950

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

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