

# French Character Homes

...belles demeures dans le sud ouest

## Le Petit Moulin



€ 291.500 fai

FCH559

A truly delightful 19<sup>th</sup> century Water Mill **superbly restored** to maintain its period atmosphere and **set in unspoilt countryside**. The Water Mill is approached via a quiet country lane; once across the small bridge the eye is lead immediately to the immaculately maintained gardens, the mill stream and the stone Water Mill. The environment is **calm and tranquil without being isolated**. This charming property has been professionally renovated to include **total re-wiring; new plumbing; a new energy efficient electric heating system and hot water tank; Fired Earth bathrooms** and complete **re-painting throughout**. Since the renovations, the property has barely been occupied so the work is fresh and untouched. The Mill has been furnished by an Interior Designer and the furniture can be bought as a separate transaction.

The mill stream is approximately 100 meters long and is **regulated by a mechanical system which can be fully or partially opened to control water entering the mill stream**. The general maintenance of a Water Mill is relatively simple and could be fully explained to a potential purchaser by Jean-Marc Labardacq, who is a partner in French Character Homes, and whom has restored his own personal Water Mill. The pebbly shores of the river serving the water mill **are excellent for BBQs and picnics, as well as fishing**.

The area is a **perfect tourist destination**; the local 14<sup>th</sup> century fortified town of Navarrenx is renowned for its art galleries and brocantes, whereas Orthez offers a good choice of restaurants and shops. **Weekly markets and annual festivals** are held in Navarrenx, Sauveterre de Béarn, Orthez, Salies de Béarn and Oloron. Within a fifteen minute drive is the town of Salies de Béarn, famous for its **therapeutic spa** as well as being home to a **9 holes golf course**. The beautiful historic city of Pau is just 30 minutes away and the **ski slopes of the Pyrénées, the Atlantic coast and the Spanish border** can be reached in approximately one hour.

## Property Details : FCH559 - € 291.500

### ACCOMMODATION SUMMARY

Habitable Space : 105 m <sup>2</sup>	No of Rooms Total : 5
No. Reception Rooms : 2	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1
W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 424.00	
Heating Method : Electric & Wood	
Hot Water Method : Electric	

### ACCOMMODATION DETAILS

Ground Floor	
Dining Kitchen (27.7 m <sup>2</sup> )	Walk-In Pantry (1.5 m <sup>2</sup> )
Utility (1.5 m <sup>2</sup> )	Sitting Room (33 m <sup>2</sup> )
First Floor	
Bedroom 1 (12 m <sup>2</sup> )	En-Suite Bathroom to Bed 1 (1.5 m <sup>2</sup> )
Bedroom 2 (8 m <sup>2</sup> )	Family Bathroom (5 m <sup>2</sup> )
Corridor (4.2 m <sup>2</sup> )	Bedroom 3 (11.5 m <sup>2</sup> )

### SITUATION

Secteur : Aquitaine	Location : 15 mins from 14C Fortified town of Navarrenx ; between the Pyrenees & the Atlantic Ocean
Orientation : South	View : Countryside & Gardens

### CONSTRUCTION

Year : 19th Century	Type : Residential
Roof : Tiled	Condition : Restored / Habitable

### SERVICES

Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Water Supply : Mains	Electricity : New

### GROUNDS

Land Area : 5,078 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : No	
Outbuildings : Yes	

### GITE / OUTBUILDING DESCRIPTION

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For Further Information, please contact.

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**French Character Homes SARL**

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