

Le Petit Moulin



€ 291,500 fai

FCH559

A truly delightful 19th 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**.

Property Details : FCH559 - € 291,500

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 105 m ²	No of Rooms Total : 5	Secteur : Aquitaine	Location : 15 mins from 14C Fortified town of Navarrenx ; between the Pyrenees & the Atlantic Ocean
No. Reception Rooms : 2	No. of Bedrooms : 3		
Bathrooms : 1	Shower Rooms : 1	Orientation : South	View : Countryside & Gardens
W.Cs : 2	Utility Room : Yes		
Tax Fonciere : € 424.00		CONSTRUCTION	
Heating Method : Electric & Wood		Year : 19th Century	Type : Residential
Hot Water Method : Electric		Roof : Tiled	Condition : Restored / Habitable
ACCOMMODATION DETAILS		SERVICES	
Ground Floor		Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Dining Kitchen (27.7 m ²)	Walk-In Pantry (1.5 m ²)	Water Supply : Mains	Electricity : New
Utility (1.5 m ²)	Sitting Room (33 m ²)	GROUNDS	
First Floor		Land Area : 5,078 m ²	Boundary : Partially Enclosed
Bedroom 1 (12 m ²)	En-Suite Bathroom to Bed 1 (1.5 m ²)	Terrace : Yes	Garden Well : No
Bedroom 2 (8 m ²)	Family Bathroom (5 m ²)	Garage : No	Car Port : No
Corridor (4.2 m ²)	Bedroom 3 (11.5 m ²)	Swimming Pool : No	
		Outbuildings : Yes	
GITE / OUTBUILDING DESCRIPTION			

For Further Information, please contact.

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