

French Character Homes

...belles demeures dans le sud ouest

A Delightful Restored Water Mill



€ 291,500 fai

FCH534

This beautiful 18C watermill has been superbly restored by its current English owners and offers the ideal French dream. It is situated in an area of outstanding natural beauty with the local community noted for its hospitality - the current owners have made friends with a range of locals including 3 boutique wine producers. 'The Moulin' is an ideal, low maintenance lock up and leave or would be great as a permanent home. For those wishing add more value, planning permission has been granted for a further a two beds and sitting area joining the pool.

The Mill lies in unspoiled open countryside with views to the distant Pyrenees mountains. The property is approached via its private driveway bordering the banks of the former mill stream. The grounds (5,000m²) extend to the right of this driveway and to the rear of the Water Mill.

The property has maintained its authenticity with its exposed beamed ceilings, a large stone fireplace, exposed stone walls, oak parquet flooring, and by maintaining the water mill's original mill stone. Professional restoration works have been carried out in the last three years to include, re-pointing of all internal and external walls; new electrics & new energy efficient electric radiators; a newly fitted kitchen and two new bathrooms. To the outside a bridge has been constructed across the mill stream and a swimming pool installed (with a lifetime guarantee on the shell) and new pool-house to accommodate its workings.

Accommodation is offered over two floors. The main entrance is to the side of the Water Mill and leads into the open plan ground floor, with oak parquet flooring, exposed stone walls and oak beamed ceiling. To the left, on a slightly raised level, is the newly fitted kitchen (south facing aspect) and a dining area. To the far end of the reception area is the sitting room with its original stone fire-place with wood burning stove. A guest cloakroom completes the ground floor. The first floor

offers three double bedrooms, all with exposed colombage walls and oak parquet flooring. The Master Bedroom has an ensuite shower room and bedrooms two & three share the family bathroom.

Property Details : FCH534 - € 291,500

ACCOMMODATION SUMMARY

Habitable Space : 118 m ²	No of Rooms Total : 4
No. Reception Rooms : 1	No. of Bedrooms : 3
Bathrooms : 0	Shower Rooms : 2
W.Cs : 3	Utility Room :
Tax Fonciere : € 0.00	
Heating Method : Electric & Wood	
Hot Water Method : Electric	

ACCOMMODATION DETAILS

Ground Floor

Open Plan Living Area (72.91 m ²)	WC (1.37 m ²)
---	---------------------------

First Floor

Landing (6.81 m ²)	Store Cupboard (2.8 m ²)
Bedroom 1 (9.56 m ²)	Bedroom 2 (9.83 m ²)
Bedroom 3 (9.12 m ²)	En-Suite Shower Room to Bed 3 (4 m ²)
Family Shower Room (3 m ²)	

SITUATION

Secteur : Aquitaine	Location : 30 mins North of Pau : Between the Atlantic Coast & the Pyrenean Ski Slopes
Orientation : South	View : Countryside & Distant Mountains

CONSTRUCTION

Year : 18th Century	Type : Residential
Roof : Tiled : Good Condition	Condition : Recently Renovated

SERVICES

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

GROUNDS

Land Area : 5314 m ²	Boundary : Open
Terrace : 2	Garden Well : No
Garage : No, but ample parking	Car Port :
Swimming Pool : 8 x 4m Chlorine / Fenced	
Outbuildings : Pool House	

GITE / OUTBUILDING DESCRIPTION

For Further Information, please contact.

Joanne Davey

French Character Homes
Telephone: +33 (0)5 59 12 28 13
Mobile: +33 (0)6 77 70 21 98
Email: sales@frenchcharacterhomes.com
Web : www.frenchcharacterhomes.com

Document non-contractuel Mandat 534

French Character Homes SARL

R.C.S. PAU: 514275239 N° TVA : FR86514275239
Carte Transaction Immobilière 2009-1412-T délivrée
par la Préfecture des Pyrénées Atlantiques.

Affilié CGAIM 89, rue La Boétie – 75008 Paris