

## 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 (5,000m<sup>2</sup>) 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.

## Property Details : FCH534 - € 291,500

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 118 m <sup>2</sup>	No of Rooms Total : 4	Secteur : Aquitaine	Location : 30 mins North of Pau : Between the Atlantic Coast & the Pyrenean Ski Slopes
No. Reception Rooms : 1	No. of Bedrooms : 3	Orientation : South	View : Countryside & Distant Mountains
Bathrooms : 0	Shower Rooms : 2	<b>CONSTRUCTION</b>	
W.Cs : 3	Utility Room :	Year : 18th Century	Type : Residential
Tax Fonciere : € 0.00		Roof : Tiled : Good Condition	Condition : Recently Renovated
Heating Method : Electric & Wood		<b>SERVICES</b>	
Hot Water Method : Electric		Tele / ADSL : Yes / Yes	Drainage : Septic Tank
<b>ACCOMMODATION DETAILS</b>		Water Supply : Mains	Electricity : Mains
<b>Ground Floor</b>		<b>GROUNDS</b>	
Open Plan Living Area (72.91 m <sup>2</sup> )	WC (1.37 m <sup>2</sup> )	Land Area : 5314 m <sup>2</sup>	Boundary : Open
<b>First Floor</b>		Terrace : 2	Garden Well : No
Landing (6.81 m <sup>2</sup> )	Store Cupboard (2.8 m <sup>2</sup> )	Garage : No, but ample parking	Car Port :
Bedroom 1 (9.56 m <sup>2</sup> )	Bedroom 2 (9.83 m <sup>2</sup> )	Swimming Pool : 8 x 4m Chlorine / Fenced	
Bedroom 3 (9.12 m <sup>2</sup> )	En-Suite Shower Room to Bed 3 (4 m <sup>2</sup> )	Outbuildings : Pool House	
Family Shower Room (3 m <sup>2</sup> )		<b>GITE / OUTBUILDING DESCRIPTION</b>	

**For Further Information, please contact.**

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