

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	Orientation : South	View : Countryside & Gardens
Bathrooms : 1	Shower Rooms : 1		
W.Cs : 2	Utility Room : Yes		
Tax Fonciere : € 424.00			
Heating Method : Electric & Wood			
Hot Water Method : Electric			
CONSTRUCTION			
Year : 19th Century		Type : Residential	
Roof : Tiled		Condition : Restored / Habitable	
ACCOMMODATION DETAILS			
Ground Floor			
Dining Kitchen (27.7 m ²)	Walk-In Pantry (1.5 m ²)		
Utility (1.5 m ²)	Sitting Room (33 m ²)		
First Floor			
Bedroom 1 (12 m ²)	En-Suite Bathroom to Bed 1 (1.5 m ²)		
Bedroom 2 (8 m ²)	Family Bathroom (5 m ²)		
Corridor (4.2 m ²)	Bedroom 3 (11.5 m ²)		
SERVICES			
Tele / ADSL : Yes / Yes		Drainage : Septic Tank	
Glazing :		Eco Features :	
GROUNDS			
Land Area : 5,078 m ²		Boundary : Partially Enclosed	
Terrace : Yes		Garden Well : No	
Garage : No		Car Port : No	
Swimming Pool : No			
Outbuildings : Yes			
GITE / OUTBUILDING DESCRIPTION			

For Further Information, please contact.

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