

A Charming Water Mill with Guest Cottage, Pool & Tennis Court



€ 550,000 fai

FCH769

This charming early 19C water mill benefits from an exceptionally idyllic location, slightly hidden in a peaceful valley, yet only 10 minutes from its neighbouring market towns of Maubourguet and Lembeye, which offer all the necessary amenities including restaurants, supermarkets, medical facilities etc.

The Water Mill and its adjacent Guest Cottage sits in 1.5 hectares of mature grounds with its millstream and small lake; a 6 x 13m saltwater swimming pool and its a tennis court.

The Former Watermill offers two reception rooms ; a dining kitchen, a shower room and a cloakroom on the ground floor. The first floor offers four bedrooms and a family bathroom. The Guest Cottage (82m²) also serves as a poolside entertaining space with its dining kitchen, shower room and wine cellar on the ground level and guest bedroom above.

Furthermore, the garage (43.18m² with a second floor of 33.2m²) offers ample space for garaging and storage.

The neighbouring market towns of Lembeye and Maubourguet provide all necessary daily amenities and can be reached within a 10 minutes drive. The larger town of Tarbes is 40 minutes away. The beautiful historic city of Pau and the pilgrimage town of Lourdes can both be reached within a 50 minutes drive. The ski slopes of the Pyrénées, the Atlantic coast and the Spanish

border can be reached in just over one hours drive.

Pau airport 55 minutes; Tarbes / Lourdes 40 minutes; Toulouse airport 90 minutes.

Property Features

Additional Information

Habitable Space : 168 m ²	No of Rooms Total : 7	No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 2	W.Cs : 3	Utility Room : No
Tax Fonciere : € 1770.00	Heating : Electric & Wood	Hot Water : Electric	

Construction

Year : 18th Century	Type : Residential
Roof : Picon Tiled	Condition : Very Good

Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Double Glazing	Eco Features : Double Glazed & Insulated

Grounds

Land Area : 15129 m ²	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes
Garage : Garage 43.18m ² + Upper Level of 33.20m ²	Car Port : No
Swimming Pool : 6 x 13m Salt Water	
Outbuildings : Garage 43.18m ² + Upper Level of 33.20m ²	

Ancillary Buildings

For Further Information, please contact.

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