

A Charming Water Mill & Guest Cottage, set in Idyllic Private Grounds



€ 470000 fai

FCH1015

A little oasis of paradise privately located in an area of natural beauty within the Basque Country! This 19th century former Water Mill and Barn were lovingly restored to create two independent dwellings. A third dwelling, known as the Summerhouse, was then added to serve as a covered dining area with an additional guest bedroom above.

The ensemble was acquired by its present owners in 2015. They immediately instructed the landscaping of the grounds to include new dining terraces, connecting stone paths and the planting of hundreds of new species of plants to offer an array of interesting colours throughout the year.

Not only is the setting idyllic, but the restoration is faultless. Notable features are the gallery kitchen in the water mill which overhangs the river, and the Louis XIII fireplace in the converted barn. Both properties have independent heat exchange pumps providing heating and air-conditioning plus more efficient wood burning stoves.

Viewing is highly recommended!

The Pays Basque region, rich in culture and history, is ideally situated just over one hour from the beaches of the Atlantic Ocean and less than one hour from the ski slopes of the Pyrénées. The local town of Mauléon-Licharre offers restaurants,

cafés, boutiques, butchers, an organic farm shop and two supermarkets. The weekly local farmers' markets are not to be missed, in the Haute Ville and in the Basse Ville which is overlooked by the Chateau de Mauléon. The thermal spa town of Salies-de-Béarn; the fortified town of Navarrenx and the riverside town of Oloron Ste Marie can all be reached in under 30 minutes. Pau airport is a 50 minute drive away; Biarritz airport just over an hour; Toulouse and Bordeaux airports are two hours drive.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

Property Features

Additional Information

| | | | |
|--------------------------------------|---|-------------------------|---|
| Habitable Space : 193 m ² | No of Rooms Total : 7 | No. Reception Rooms : 2 | No. of Bedrooms : 5 |
| Bathrooms : 1 | Shower Rooms : 1 | W.Cs : 2 | Utility Room : Yes, in basement of Mill |
| Tax Fonciere : € 963.00 | Heating : Heat Pump / Wood Burning Stoves | Hot Water : Electric | |

Construction

| | |
|--------------|--------------------|
| Year : 1833 | Type : Residential |
| Roof : Slate | |

Services

| | |
|-------------------|---|
| Tele / ADSL : Yes | Drainage : Septic Tank (replaced in 2015) |
| Glazing : Single | Eco Features : |

Grounds

| | |
|---------------------------------|---------------------|
| Land Area : 2300 m ² | Boundary : Enclosed |
| Terrace : Yes | Garden Well : No |
| Garage : No | Car Port : No |
| Swimming Pool : No | |
| Outbuildings : Summerhouse | |

Ancillary Buildings

BARN : 83m² with open plan living and double bedroom with en-suite shower room on mezzanine above. ENERGY RATINGS Mill : DPE 177 - C / GES 5 - A Former Barn: DPE 267 - E / GES 8 - B

For Further Information, please contact.

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