## Picturesque 19th Century Watermill In Private Grounds With Swimming Pool



€ 567000 fai FCH1161

This beautiful, picturesque mill house has been professionally restored in recent years and offers 7 bedrooms - 4 with en-suite bathrooms. The setting is idyllic, with a private gated entrance leading down to the mill house entrance, gardens and in-ground pool.

The property is divided into two distinct areas on each side of the entrance hall. To the south west elevation you will find the Chambre d'Hôte activity, comprising a spacious, open-plan dining kitchen and three private guest rooms, each with their own bathrooms. The fourth guest suite is accessed from the gardens, with a little outdoor terrace. A guest relaxation room offers a sauna and a sitting room with comfy sofas and a wood burning stove for the winter months. Guest can also enjoy an outdoor jacuzzi overlooking the gardens to the rear of the property.

The owners private quarters are found in the north east elevation from the entrance hall. This comprises of a sitting room open to the ceiling beams, with a pellet burner stove, a ground floor bedroom and bathroom / laundry room and two further bedrooms, an office and shower room off the first floor gallery.

The property has an established B&B business with excellent guest ratings. It would suit anyone wishing to run a guest house in this beautiful region, or alternatively, it could easily adapt to offer an independent gite, with the addition of a second kitchen in the 20m2 garage.

The market town of Orthez is just 5 minutes by car and offers a good level of commerces, schooling, medical facilities and transport links; the TGV from Orthez station connects to Paris within 4 hours and the Autoroute gives access to the atlantic coastline around Biarritz in one hour. There is a very good weekly market offering local produce throughout the year.

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: 283 m<sup>2</sup> No of Rooms Total: 9 No. Reception Rooms: 2 No. of Bedrooms: 7

Bathrooms: 0 Shower Rooms: 6 W.Cs: 6 Utility Room: Yes

Tax Fonciere: € 3000.00 Heating: Oil Fired Central Heating Hot Water: Electrique Water Tanks

+ Pellet Stove

Construction Services

Year: 19th Century Type: Residential Tele / ADSL: Yes / Yes Drainage: Septic Tank

Roof: Traditional Picon Roof Tiles Glazing: Double Glazing Eco Features: Double Glazing

Grounds Ancillary Buildings

Land Area: 5771 m<sup>2</sup> Boundary: Partially Enclosed

Terrace : Several Terraces Garden Well : No

Garage: Yes 21m2 Car Port: No

Swimming Pool: 10 x 5M Chlorine Pool

Outbuildings: No

For Further Information, please contact.

Document non-contractuel Mandat 2509 1161

Joanne Davey S.A.S. French Character Homes

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

R.C.S. PAU: 514275239 N° TVA: FR86514275239 Carte Transaction Immobilière CPI 6402 2017 000 019 047 délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris