

**FOR SALE FURNISHED : Enchanting 1815 Watermill with Pool and Pyrenean Views**



**€ 375,000 fai**

**FCH1128**

Tucked away in an area of outstanding natural beauty, this enchanting watermill, dating back to 1815 and known locally as Le Moulin, is now offered for sale fully furnished—an effortless, turn-key solution. Though its millstream was diverted from the building many years ago, the property retains all the charm and character of its historic past. Whether you're searching for a peaceful permanent residence or a low-maintenance holiday home, Le Moulin offers an appealing blend of tranquility, character, and modern comfort.

The 8x4m swimming pool is discreetly positioned to the southeast of the property, screened by a laurel hedge for privacy. A poolside shower and generous terrace make this area ideal for relaxed summer living. The friendly and vibrant local community adds further appeal, with the current owner counting among her friends three boutique wine producers and a host of international neighbours—a reflection of the region's hospitality and cosmopolitan charm.

Set within 5,314m<sup>2</sup> of private grounds, the property is surrounded by open, unspoiled countryside with far reaching views toward the Pyrenees mountain range. It is approached via a long, private driveway that borders the former millstream, offering both seclusion and natural beauty.

Inside, the home combines period features with tasteful modern updates. Exposed stone walls, parquet flooring, beamed ceilings, and the original millstone—now a striking feature in the kitchen—celebrate the building's heritage. A large stone

fireplace with a wood-burning stove provides a cosy focal point in the sitting room. The mill was subject to extensive professional restorations in 2018 to include full re-pointing of the internal and exterior stonework, new electrics, energy-efficient electric radiators, a newly fitted kitchen, and two modern bathrooms.

The main entrance leads into a spacious open-plan ground floor. To the left, slightly raised, lies the south-facing kitchen and dining area—bright and functional, ideal for entertaining. The reception space flows into a welcoming sitting room, perfect for relaxed evenings by the fire. A guest cloakroom and a compact utility cupboard complete the ground floor.

Upstairs, the first floor offers three well-proportioned double bedrooms, all featuring exposed colombage walls and oak parquet flooring. A fourth room, currently used as a small baby room, offers flexibility as a nursery, study, or additional storage. The master bedroom benefits from an en-suite shower room, while bedrooms two and three share a family shower room.

Outside, a newly constructed bridge crosses the millstream and leads to the pool and a wooden chalet-style pool house.

Ideally located for both local amenities and international access, Le Moulin is just 29 minutes from Pau Airport, 40 minutes from Tarbes–Lourdes, 90 minutes from Biarritz, and under two hours from Bordeaux. The historic city of Pau can be reached in 40 minutes whereas the local market towns of Lembeye and Garlin are around a 15 minute drive.

This is a rare opportunity to acquire a beautifully restored historic property in a peaceful and picturesque setting—perfect for those seeking authentic charm with modern ease in the heart of southwest France.

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 : 118 m² | No of Rooms Total : 4     | No. Reception Rooms : 1 | No. of Bedrooms : 3 |
| Bathrooms : 0            | Shower Rooms : 2          | W.Cs : 3                | Utility Room : Yes  |
| Tax Fonciere : € 597.00  | Heating : Electric & Wood | Hot Water : Electric    |                     |

### Construction

### Services

|              |                    |                         |                        |
|--------------|--------------------|-------------------------|------------------------|
| Year : 1815  | Type : Residential | Tele / ADSL : Yes       | Drainage : Septic Tank |
| Roof : Tiled |                    | Glazing : Single Glazed | Eco Features :         |

### Grounds

### Ancillary Buildings

|  |                  |
|--|------------------|
| Land Area : 5314 m²                      | Boundary : Open  |
| Terrace : Yes                            | Garden Well : No |
| Garage : No                              | Car Port : No    |
| Swimming Pool : 8 x 4m Chlorine / Fenced |                  |
| Outbuildings : Wooden Chalet             |                  |

**For Further Information, please contact.**

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