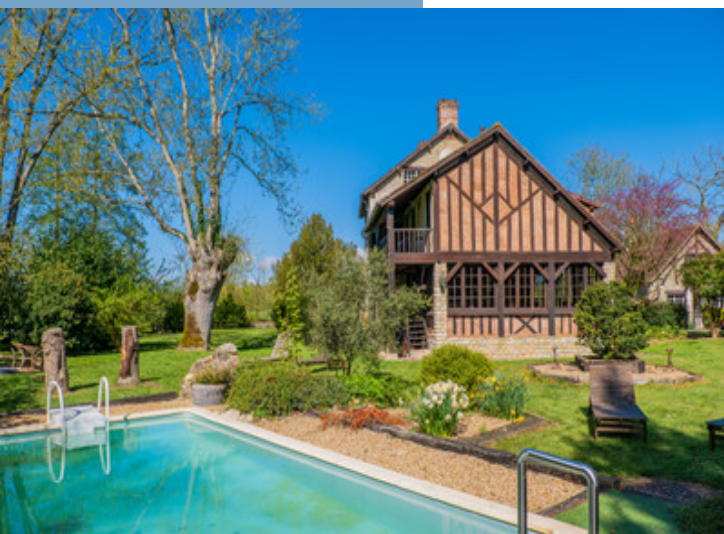




STUNNING 18TH CENTURY FORMER FLAX MILL  
COMPLEX WITH GITES IN AN IDYLIC SETTING.  
GREAT BUSINESS OPPORTUNITY.



STUNNING 18TH  
CENTURY FORMER FLAX  
MILL COMPLEX WITH  
GITES IN AN IDYLIC  
SETTING. GREAT BUSINESS  
OPPO...



## PROPERTY FACT FILE

REFERENCE	A34890YAL61
PRICE	€ 890,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	6
ACCOMMODATION	532 m <sup>2</sup>
LAND	14300 m <sup>2</sup>
TOWN	Essay
DEPARTMENT	
LOCATION	Isolated
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake

\*Price based on current exchange rate which is subject to change





- mill and 3 houses
- normandy, orne
- guest rooms, garden, swimming pool, river
- prestige
- 

STUNNING 18TH CENTURY FORMER FLAX MILL COMPLEX WITH GITES IN AN IDYLIC SETTING. GREAT BUSINESS OPPO...

Ref : A34890YAL61

#### FOR SALE: Exceptional Property

Discover this exquisite 18th-century mill, fully renovated and offering 532 sqm of luxurious living space in the charming Normandy countryside. Once a flax mill, this historic property is perfect for hosting tourists and professionals with its expansive 1.4-hectare

## DESCRIPTIF

#### FOR SALE – EXCEPTIONAL PROPERTY IN NORMANDY

18th Century Former Mill – Approx. 532 m<sup>2</sup> of Living Space – 1.4 Hectares of Land – 3 Houses – Swimming Pool – 9 Bedrooms

Nestled in the heart of the unspoiled Normandy countryside, this rare and character-filled estate is a fully renovated 18th-century former flax mill, blending historical charm with modern comfort. Peacefully located in a lush and private setting, this property is ideal as a luxury residence, a boutique guest house, or both.

#### A UNIQUE OPPORTUNITY TO OWN A PIECE OF HISTORY

With approximately 532 m<sup>2</sup> of living space across three separate dwellings, this prestigious estate offers 9 bedrooms, several spacious and elegant living areas, and premium-quality features. The layout is perfectly suited to host guests, friends, family, or run a successful B&B/gîte business.

#### PROPERTY LAYOUT

House 1 – Guest Cottage or Independent Gîte

Ground Floor: Garage / workshop (37.5 m<sup>2</sup>)

First Floor: Living room (11 m<sup>2</sup>), bedroom (11 m<sup>2</sup>), shower room with WC (9 m<sup>2</sup>)

Exterior: Private garden space with a pond, ideal for guests seeking tranquility

House 2 – Main Residence (currently occupied by the owners)

Ground Floor: Bright entrance hall (11 m<sup>2</sup>), fitted kitchen with exposed beams and granite fireplace (27 m<sup>2</sup>), spacious living/dining room with pellet stove (33 m<sup>2</sup>)

First Floor: Bedroom under renovation (12 m<sup>2</sup>), shower room with WC (6 m<sup>2</sup>), large master bedroom (35 m<sup>2</sup>)

House 3 – Guest Accommodation (Professional

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34890YAL61>

COMPLETE FILE AND PHOTO ON REQUEST



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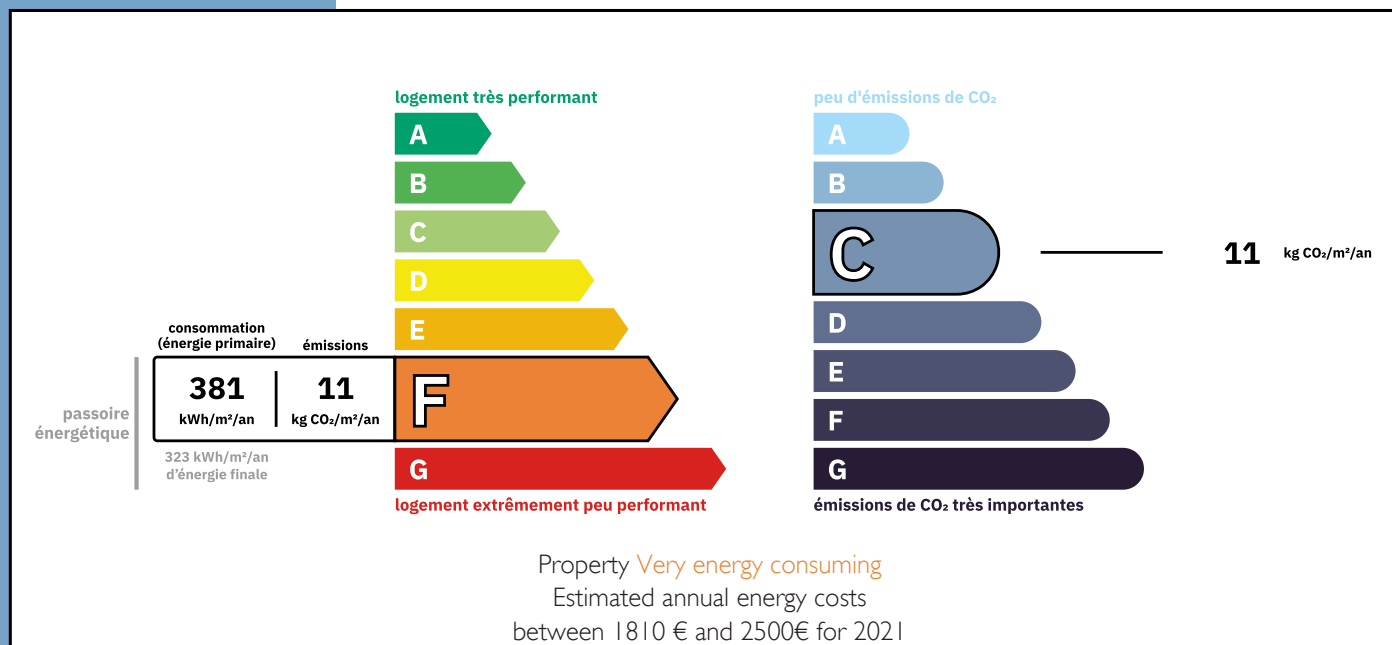
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STUNNING 18TH CENTURY  
FORMER FLAX MILL COMPLEX  
WITH GITES IN AN IDYLIC  
SETTING. GREAT BUSINESS  
OPPO...

Ref : A34890YAL6I

## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A34890YAL6I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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