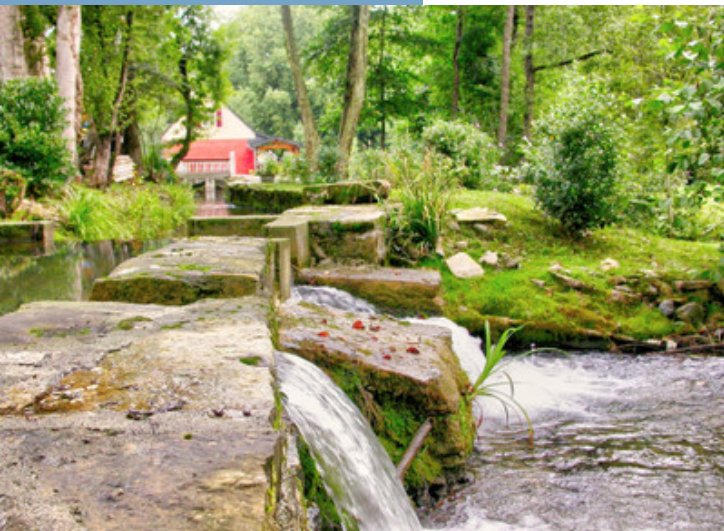




GORGEOUS RIVERSIDE MILL PROPERTY WITH 3  
GÎTES & B&B + 1 HECTARE + FAIRYTALE  
WOODLAND SETTING + HUGE POTENTIAL!



GORGEOUS RIVERSIDE  
MILL PROPERTY WITH 3  
GÎTES & B&B + 1 HECTARE  
+ FAIRYTALE WOODLAND  
SETTING + HUGE...



PROPERTY FACT FILE	
REFERENCE	A35406CEL64
PRICE	€ 685,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	6
ACCOMMODATION	265 m <sup>2</sup>
LAND	10060 m <sup>2</sup>
TOWN	Oloron-Sainte-Marie
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	
FEATURES	Mains Drains, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Located in pretty village in popular Vallée d'Aspe
- 3 gîtes ready to rent out - excellent bookings!
- Close to Chemin-de-St-Jacques-de-Compostelle...
- ... potential year-round B&B demand from pilgrims
- School in village/boulangerie 5mins/Oloron 10mins

GORGEOUS RIVERSIDE  
MILL PROPERTY WITH 3  
GÎTES & B&B + 1 HECTARE  
+ FAIRYTALE  
WOODLAND SETTING +  
HUGE...

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This gorgeous mill property is in a pretty village in the Vallée d'Aspe and comprises a main house with two gallery bedrooms, three holiday cottages - one of which is a 16th-century mill - a barn and riverside grounds of about 2.5 acres. The wooded grounds, bordered by a river, are crossed by two millstreams - one of which passes beneath the mill

## DESCRIPTIF

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This delightful mill property is bursting with character and cachet - and the ancient mill itself dates back to the 1500s!

Lovingly restored and renovated, the property and its three holiday cottages are completely ready for the new owners to move into. Cottage 1 is adjacent to the main house; Cottage 2 has been created by converting the mill building, which is set away from the main house. There is also a millstream running beneath the mill, which is visible through a glass floor panel in the sitting room!

Cottage 3 is a little further away and is next to an unconverted barn, which is currently used as a garage, but could be used for creating further rental accommodation (permission required).

Although the property is close to the centre of the village, there is no passing traffic, guaranteeing complete peace and tranquillity. It is next to an ancient bridge, which is only accessible to pedestrians and cyclists.

The main house and the adjacent cottage form a U-shape around an internal courtyard with decorative fountain and overlooked by a traditional open gallery on the first floor.

The main house (approx. 100m<sup>2</sup>) comprises the internal courtyard, a south-facing dining terrace, a sitting room and a kitchen with a dining area. From the internal courtyard, steps lead up to the charming gallery and two bedrooms, each with an en suite shower room. The bedrooms could be used for accommodating Bed and Breakfast guests.

The holiday cottage adjacent to the main house is a

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35406CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



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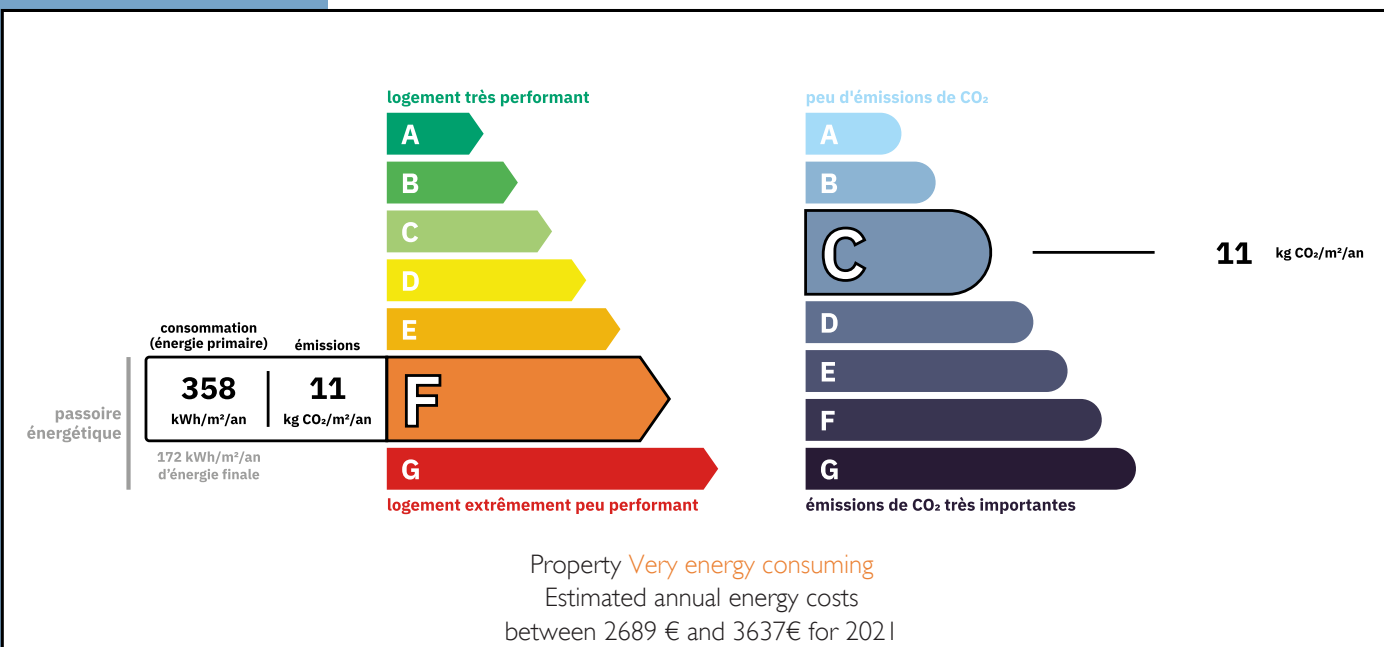
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

GORGEOUS RIVERSIDE MILL  
PROPERTY WITH 3 GÎTES &  
B&B + 1 HECTARE +  
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SETTING + HUGE...

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## ENERGIE-DPE

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



## NOTICE

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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 : A35406CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)