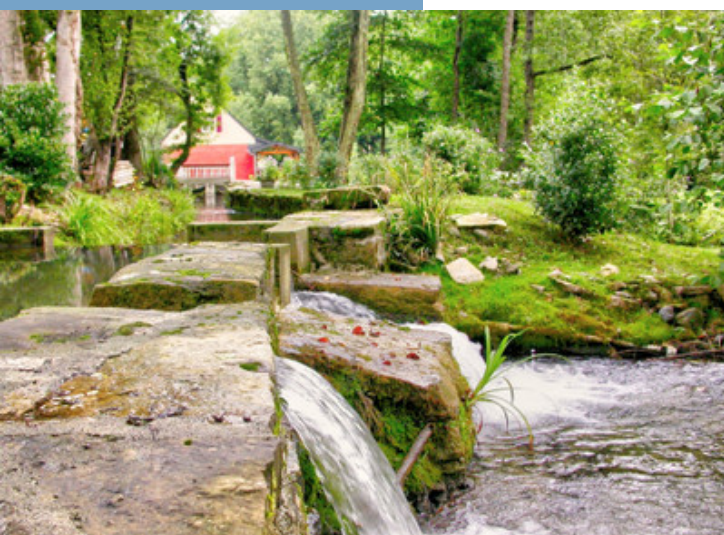




SUPERB MILL PROPERTY IN FAIRYTALE SETTING +
MAIN HOUSE + 2 GÎTES/B&B + RIVER &
WOODLAND + HUGE POTENTIAL...!

SUPERB MILL PROPERTY IN
FAIRYTALE SETTING +
MAIN HOUSE + 2
GÎTES/B&B + RIVER &
WOODLAND + HUGE
POTE...



PROPERTY FACT FILE	
REFERENCE	A35407CEL64
PRICE	€ 535,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	205 m ²
LAND	6824 m ²
TOWN	Oloron-Sainte-Marie
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	
FEATURES	Mains Drains, River Frontage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Located in pretty village in popular Vallée d'Aspe
- 2 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

SUPERB MILL PROPERTY
IN FAIRYTALE SETTING +
MAIN HOUSE + 2
GÎTES/B&B + RIVER &
WOODLAND + HUGE
POTE...

Ref : A35407CEL64

This superb mill property is located in a pretty village in the Vallée d'Aspe and comprises a main house with two gallery bedrooms, two holiday cottages - one of which is a 16th-century mill - and riverside grounds of about 1.5 acres. The wooded grounds, bordered by a river, are crossed by two streams - one of which passes beneath the mill -

DESRIPTIF

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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 two holiday cottages are completely ready for the new owners to move into. One of the holiday cottages is adjacent to the main house; the second cottage 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!

Although the property is close to the centre of the village, there is no passing traffic, guaranteeing complete peace and tranquillity. It is also 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. 100m²) 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 approximately 48m² and has a private garden and covered terrace, which overlooks the river and grounds. The ground floor of the cottage comprises an open-plan sit

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35407CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

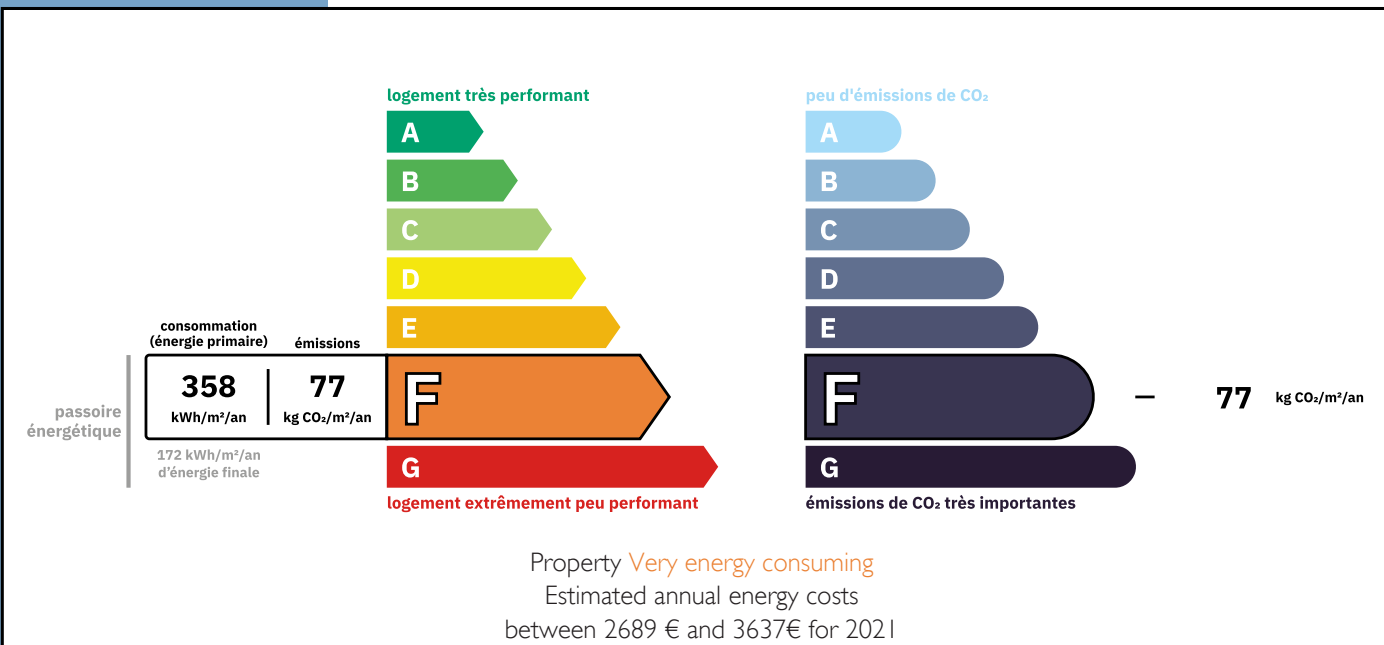
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SUPERB MILL PROPERTY IN
FAIRYTALE SETTING + MAIN
HOUSE + 2 GÎTES/B&B + RIVER
& WOODLAND + HUGE
POTE...

Ref : A35407CEL64

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 : A35407CEL64
FILE COMPLETE
AND PHOTOS
ON REQUEST

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