

Rare: former watermill beautifully renovated with 4 beds, a private pond, a river and 3.5 acres of land

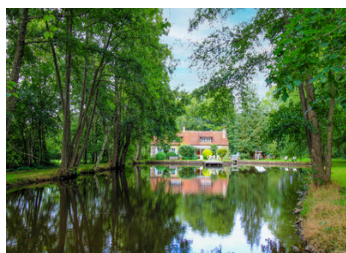


## INFORMATION

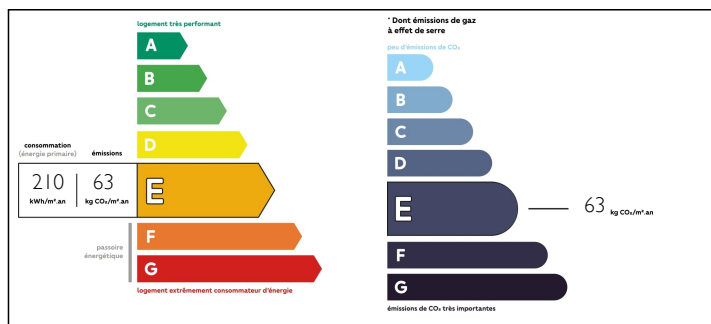
Town:	Argentan
Department:	Orne
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	14640 m2

## IN BRIEF

Outstanding property: this former stone watermill from the 19th century close to the city of Argentan and the village of Boucé has been fully restored in 2010. With 4 bedrooms in total (including 3 en-suite), independent rooms on garden level which could be ideal for a B&B project. The mill is surrounded by peaceful and beautiful countryside views set in 3.5 acres of land with mature trees, a small river, a pound, meadows, a garden shed and a greenhouse. A rare and outstanding property presented in ready to move into condition and situated in glorious Normandy countryside, approx. 2h30 drive from the West of Paris and only 1 hour away from Caen airport, Ouistreham and the Channel ferries. The popular market town of Argentan with all amenities is less than 18 minutes' drive away.

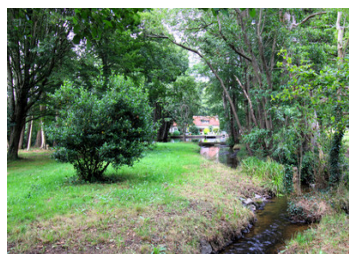


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Approached via the main gates and a gravel path bordered by a small river through the park, this former stone watermill can't fail to impress.

Overlooking the idyllic countryside, the mill offers lovely views over the pond bordered with centenary trees and its wooden pontoon.

On the lower ground, the 30-m<sup>2</sup> living room/dining room is accessed through the conservatory which harmoniously fills in the facade. This large living space opens on a stunning kitchen (equipped) of 22 m<sup>2</sup> with cathedral ceiling.

A small corridor leads to a first bedroom of 11 m<sup>2</sup>, WC and a first ensuite bedroom of 16 m<sup>2</sup> with a bathroom (incl. shower, sink and WC).

The wooden staircase in the kitchen leads to a large mezzanine of 20 m<sup>2</sup>. Overlooking the kitchen, this additional living space can also be used as an office or extra bedroom and leads to a second ensuite with a 16 m<sup>2</sup> bedroom and bathroom (with shower, sink and WC).

The garden level apartment is accessed from the same staircase in the kitchen. With two rooms of 17 m<sup>2</sup> and 18 m<sup>2</sup> as well as a shower room (with shower, sink and WC), the apartment has a direct access in the garden through patio doors. It would make be the perfect accommodation for friends or B&B guests. Also on this level, the laundry/boiler room separates with a soundproof door.

The cellar is also accessed from the outside.

The surrounding land includes a garden shed for the storage of maintenance equipment, a greenhouse....

## LOCAL TAXES

Taxe foncière: 1372 EUR

## NOTES