

Historic period rare find fairytale 17th and 18th century mill. This magnificent "rough diamond" comes with two houses. Constructed at the time of napoléon the 1er, this...



## INFORMATION

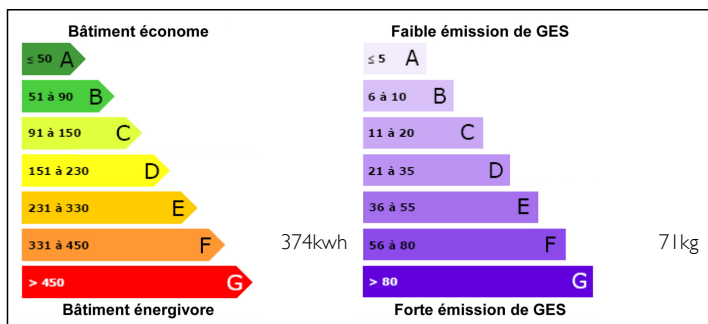
Town:	ST DENIS DE MERE
Department:	Calvados
Bed:	2
Bath:	1
Floor:	136 m2
Plot Size:	25955 m2



## IN BRIEF

Spending time with families, loved ones and friends in a fairytale gorgeous 17th-18th century mill, where ancient and modernity have been perfectly combined yet retaining many character features. This riverside estate it's a dream come true for so many desires mostly for those who love to live in a middle of nowhere "A village in a village" but yet it is just 5 minutes drive to popular market town, bakeries, antique markets, shops, bars and restaurants.

## ENERGY - DPE



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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

This unique mill dates back to the 17th-18th century and comprises: 4 outbuildings, 2 houses, henhouse, 2 garages, private parking, a stable, a dam tower, turbine and a private river that goes more than 8 meters in length. The riverside grounds incorporate woodlands along with waterfalls and a bridge that leads to the main entrance of the estate.

One of the two houses is exquisitely renovated, 2 bedrooms which one has marble fireplaces, 2 offices which are potential rooms, Sitting room with marble fireplace, dining room with woodburner, wc, equipped kitchen, bathroom with floor standing bathtub, Loft, Boiler room, laundry room. Original mill is yet to be renovated for future projects.

1st House: on the ground floor there are; Heating and laundry room, 3 cellars and a stairs that lead to the first floor.

Heating room: 18m<sup>2</sup>.  
Laundry room: 14m<sup>2</sup>  
Cellar n°1: 24m<sup>2</sup>.  
Cellar n°2: 18m<sup>2</sup>.  
Cellar n°3: 18m<sup>2</sup>.

On the 1st floor you'll find an entrance, dining room that leads to the sitting room, wc, kitchen, bathroom, and storage room.

Sitting room: 22m<sup>2</sup> with marble fireplace and large windows that let-in natural lights and give you a lovely views of the mill.

Dining room: 26m<sup>2</sup> with woodburner and ensuite wc.

Equipped kitchen: 19m<sup>2</sup>.

Bathroom: 4.907m<sup>2</sup> with floor standing bathtub and washbasin.

Storage room: 41m<sup>2</sup>.

On the second floor, there are 1 bedroom and 1 office.

Bedroom n°1: 18m<sup>2</sup> with marble fireplace and 2 big

## LOCAL TAXES

Taxe foncière: **884 EUR**

## NOTES