

Working water mill with three bedrooms and separate two bedroom guest accommodation/gite.



INFORMATION

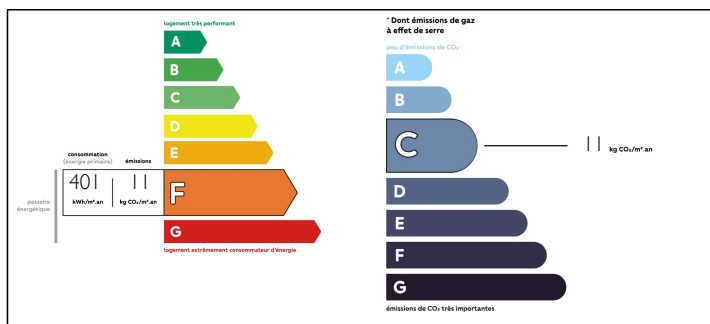
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|-------------|---------------|
| Town: | Bellefontaine |
| Department: | Manche |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 130 m2 |
| Plot Size: | 1513 m2 |

IN BRIEF

Once a flour mill this property with two races and a water wheel has been traditionally restored over the years retaining much of the original character throughout, situated in a hamlet of three properties on the edge of the village.

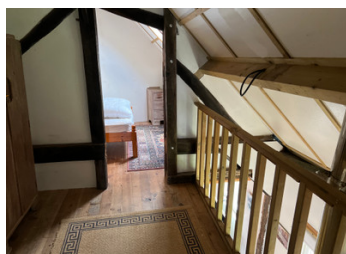


ENERGY - DPE



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

Entering the main property into the conservatory leading into the kitchen with exposed beams tiled floors and gas fired Rayburn stove, with views of the wheel, traditional French doors lead to a decked terrace with views of the wheel and countryside beyond.

Leading to the sitting room with traditional wood burning stove and exposed beams, leading to an attached office with views of the wheel and countryside.

On the first floor are three good sized bedrooms each with exposed beams and pretty views. Family bathroom with bath/shower combo, washbasin & WC.

The property also has a cellar accessible from the kitchen, a useful space with the power controls for the wheel, storage space and utility area.

The converted forge could be used as a gite or as additional space for visitors. The ground floor is open plan with fitted kitchen, sitting & dining areas, a separate family bathroom with bath, washbasin & WC. The first floor has two double bedrooms with exposed A frames. The property has it's own decked terrace enjoying countryside views.

The property has several outbuildings, one of which houses the generator, a garage and a duck house.

The gardens surround and are mostly laid to lawn with a variety of potted plants.

More images are available upon request

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

LOCAL TAXES

Taxe foncière: 450 EUR

NOTES