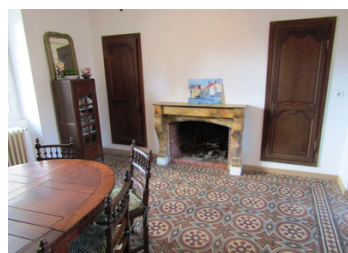


Exceptional water mill, with adjoining house and outbuildings, in village of northern Sarthe, near Alençon.



INFORMATION

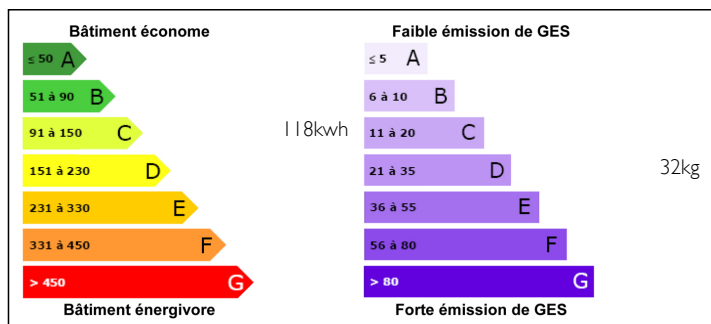
Town:	Saint-Paterne - Le Chevain
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	126 m2
Plot Size:	7794 m2



IN BRIEF

This prestigious property is located in the centre of the village, in the immediate vicinity of the school, church and communal park, with petanque, tennis and basketball courts, children's playground, arboretum, pond and rose garden. Shops and services in neighboring Saint Paterne are within easy reach. An urban bus stop in front of the house provides easy access to downtown Alençon. The train station is a 10-minute drive away. The property is ideally located, with direct access to the freeway, just two hours from Paris and 1h30 from Caen.

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.



LOCAL TAXES

Taxe foncière: 950 EUR

NOTES

DESCRIPTION

This magnificent watermill steeped in history, with its canals and private island, offers you the opportunity to acquire a work of French cultural heritage and participate in its preservation. Founded around 1600, it features an impressive, restored Sagebien wheel with operational machinery, an inlet canal, a spillway with its discharge canal, an outlet canal, and diversion bays. The footbridge and sluice gates have been refurbished. The boat-shaped island features a henhouse and a dovecote used as a play area.

The adjoining house, tastefully renovated and with a south-facing facade, comprises on the first floor: an entrance hall, an attractive fitted kitchen-diner with a granite fireplace converted into a hood, a central island with a washbasin and a butcher's block, and a hallway with a cupboard containing a gas boiler for heating and hot water supply.

On the other side of the entrance hall, there's a double living room with marble fireplace and toilet. It would be possible to create a direct access to the mill from the kitchen, opening onto a space that could become a living room with a view of the monumental wheel.

The staircase leads to a landing with a beautiful master bedroom with en-suite shower room, two further bright bedrooms, toilet and a spacious bathroom with bath, shower and storage cupboard.

The attic could be converted to create two or three additional bedrooms and a shower room.

The double-leaf front door and windows are double-glazed.

On the side of the house, a charming waterside terrace...