LEGGETT
IMMOBILIER INTERNATIONAL

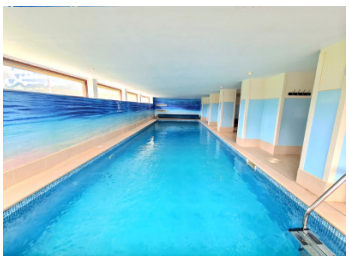
www.frenchestateagents.com

Ref: A16294 Price: 620 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (590 000 EUR without fees)

This spacious former water mill comes with 10 en-suite bedrooms, pool complex and separate owner's cottage.















INFORMATION

Town:	Désertines
Department:	Mayenne
Bed:	12
Bath:	11
Floor:	878 m2
Plot Size:	4312 m2

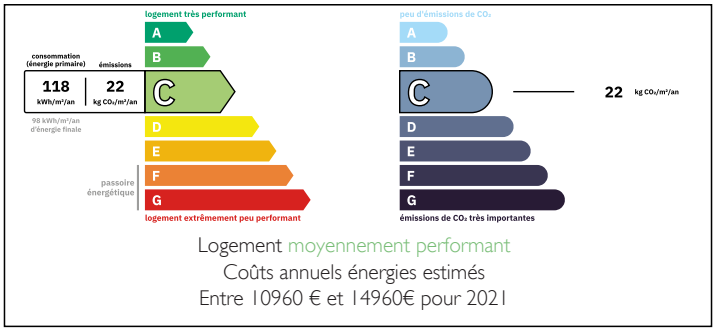
IN BRIEF

Nestled in the beautiful Mayenne countryside, this attractive converted flour mill is set within its own courtyard and garden area. The property offers extensive accommodation including 10 bedrooms and 10 bathrooms, together with a separate 2-bedroom cottage, games rooms, conference centre, and luxury facilities such as a fully equipped gym and a 12m x 4m indoor swimming pool.

Additional features include solar panels and an electric car charging point.

Located minutes from amenities the property is also ideally situated only one hour from the coast and less than two hours from the nearest ferry port. The TGV connection to Paris can be reached in under an hour.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 10960 € et 14960€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A16294 Price: 620 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (590 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**2942 EUR**

NOTES

DESCRIPTION

Nestled in the picturesque Mayenne countryside, this exceptional converted flour mill presents a rare opportunity to acquire a thriving and well-established business together with separate owner's accommodation. Offering extensive, light-filled living spaces, the property combines character, comfort, and versatility, making it ideal for holiday rentals, retreats, conferences, group gatherings, or family celebrations.

The mill has been thoughtfully divided into two independent gîtes, although they are frequently rented together to accommodate larger groups and events.

Gîte 1

The property opens into a spacious entrance hall and lounge (41 m²) with wooden flooring and views across the surrounding countryside. A second lounge/snug (21.5 m²) provides a cosy additional seating area with built-in storage cupboards.

At the heart of the property is the impressive kitchen and dining room (89 m²), designed to seat up to 24 guests. The fully fitted kitchen features a built-in oven, Rayburn cooker, generous storage, and elegant marble worktops. A door from the kitchen opens onto a balcony overlooking the beautiful countryside. Adjacent to the kitchen is a large utility room with additional storage and plumbing for washing machines and dryers. A separate WC completes the ground floor.

On the first floor is a communal seating area (41 m²) where guests can relax. The five luxury suites, arranged over two floors, range from 33 m² to 60.5 m². Each suite has been tastefully decorated and benefits from its own lounge area, television, dressing space, and private en-suite bathroom. High ceilings, dual-aspect windows, freestanding baths, and high-quality bathroom...