LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34890YAL61 Price: 890 000 EUR

agency fees to be paid by the seller

Stunning 18th Century former flax mill complex with gites in an idyllic setting. Great business opportunity.















INFORMATION

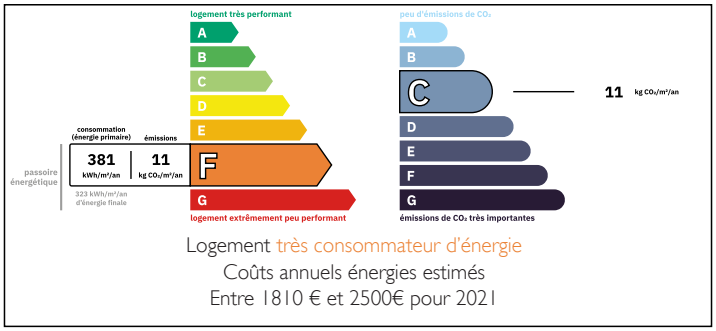
Town:	Essay
Department:	Orne
Bed:	9
Bath:	6
Floor:	532 m2
Plot Size:	14300 m2

IN BRIEF

FOR SALE: Exceptional Property
Discover this exquisite 18th-century mill, fully renovated and offering 532 sqm of luxurious living space in the charming Normandy countryside. Once a flax mill, this historic property is perfect for hosting tourists and professionals with its expansive 1.4-hectare grounds and multiple guest rooms.

The Three Houses:
First House: Includes a garage/workshop, bedroom, living room, bathroom with WC, and a private garden.
Second House (for owners): Features a bright entrance, equipped kitchen with granite fireplace, spacious living area with fireplace, and large bedrooms.
Third House (for guests): Boasts a winter lounge, master suite, additional bedrooms, bathrooms, and a large top-floor bedroom with stunning views.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1810 € et 2500€ 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.

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LOCAL TAXES

Taxe foncière:	**3200 EUR**

NOTES

DESCRIPTION

FOR SALE – EXCEPTIONAL PROPERTY IN NORMANDY

18th Century Former Mill – Approx. 532 m² of Living Space – 1.4 Hectares of Land – 3 Houses – Swimming Pool – 9 Bedrooms

Nestled in the heart of the unspoiled Normandy countryside, this rare and character-filled estate is a fully renovated 18th-century former flax mill, blending historical charm with modern comfort. Peacefully located in a lush and private setting, this property is ideal as a luxury residence, a boutique guest house, or both.

A UNIQUE OPPORTUNITY TO OWN A PIECE OF HISTORY

With approximately 532 m² of living space across three separate dwellings, this prestigious estate offers 9 bedrooms, several spacious and elegant living areas, and premium-quality features. The layout is perfectly suited to host guests, friends, family, or run a successful B&B/gîte business.

PROPERTY LAYOUT

House 1 – Guest Cottage or Independent Gîte
Ground Floor: Garage / workshop (37.5 m²)
First Floor: Living room (11 m²), bedroom (11 m²), shower room with WC (9 m²)
Exterior: Private garden space with a pond, ideal for guests seeking tranquility

House 2 – Main Residence (currently occupied by the owners)
Ground Floor: Bright entrance hall (11 m²), fitted kitchen with exposed beams and granite fireplace (27 m²), spacious living/dining room with pellet stove (33 m²)
First Floor: Bedroom under renovation (12 m²), shower room with WC (6 m²), large master bedroom (35 m²)

House 3 – Guest Accommodation (Professional Use)