

Authentic watermill with miller's house, pond and mill race



INFORMATION

Town:	Le Grand-Lucé
Department:	Sarthe
Bed:	5
Bath:	2
Floor:	199 m2
Plot Size:	9762 m2

IN BRIEF

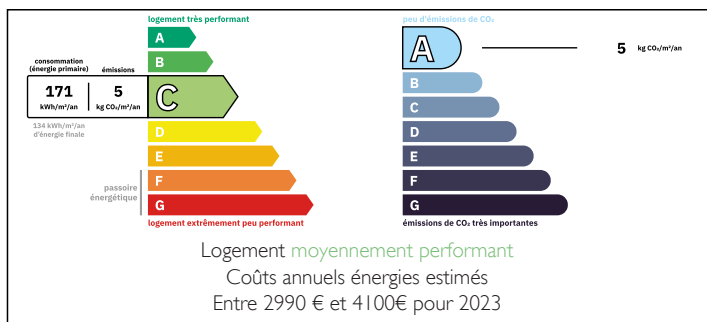
A rare opportunity to own an authentic 19th-century watermill and adjoining miller's house, peacefully set in almost one hectare of gardens, woodland and waterways near the popular market town of Le Grand-Lucé.

Offering around 200 m² of accommodation across two independent dwellings, the property is ideal as a family home, holiday retreat or gîte business. The preserved original mill machinery, mill race and pond create a truly unique setting.

Amenities are just 5 minutes away in Le Grand-Lucé, with Le Mans around 30 minutes and Tours approximately 50 minutes away. TGV services from Le Mans reach Paris in under an hour, while the Channel ports and Tours Val de Loire Airport are all within easy reach, making this an ideal permanent home or easily accessible French countryside escape.



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: 1763 EUR

NOTES

DESCRIPTION

This character property comprises the original watermill and adjoining miller's house, offering flexible accommodation for family living, multi-generational occupation, guest accommodation or a tourism project.

The WATERMILL retains exposed beams, stone walls and its remarkable original milling machinery, making it a unique home for lovers of industrial heritage and period character. Comfortable as it is, there remains scope for further enhancement.

GROUND FLOOR

Impressive 42.26 m² living room incorporating the original millstones, gears and mechanisms; heated conservatory (14.74 m²) overlooking the gardens and waterways; kitchen (9.76 m²); corridor; shower room; separate WC.

FIRST FLOOR

Bedroom 1 (19.62 m²); Bedroom 2 (16.25 m²); landing; washroom; separate WC.

SECOND FLOOR

Attic bedroom (22.12 m² floor area).

The adjoining MILLER'S HOUSE provides comfortable independent accommodation, ideal for family, guests or a self-contained gîte, while still offering scope for updating.

GROUND FLOOR

Entrance hall; 37.70 m² living room with wood-burning stove; kitchen (9.29 m²); shower room; utility/store room; boiler room.

FIRST FLOOR

Bedroom 4 (14.12 m² floor area); Bedroom 5 (16.50 m² floor area); Bedroom 6 (9.67 m² floor area); family bathroom; landing; separate WC.

OUTBUILDINGS & GROUNDS

A range of useful outbuildings complements the property, including a 40 m² chalet, 11.5 m² workshop, 15 m² lean-to, 15.4 m² outbuilding and 3.5 m² store, providing excellent storage, workshop space or potential for a variety of uses.